

## **REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023**

**Scarborough and Rouge Hospital – General Site  
3050 Lawrence Avenue East  
Toronto, Ontario  
M1P 2V5**

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**Safetech Project Number: 1-S1230015**

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## EXECUTIVE SUMMARY

Safetech Environmental Limited was retained by Scarborough and Rouge Hospital – General Site to conduct a reassessment of previously identified asbestos-containing materials and asbestos database update for the facility located at 3050 Lawrence Avenue East, Toronto, Ontario. The original asbestos survey was conducted in 2009 and since that time numerous abatement projects and project specific investigations that included additional asbestos bulk sampling have been conducted. All of this information has been included in this reassessment and update.

The objective of this reassessment was to determine whether the conditions of previously identified friable and non-friable asbestos-containing materials have changed including condition, accessibility and action ratings as well as to update the existing asbestos database to reflect current conditions. This assessment meets the requirements of Section 8 of Ontario Regulation 278/05 "Regulation Respecting Asbestos on Construction Project and in Building Repair Operations". Results of the survey are summarized below:

- **Friable Asbestos-Containing Materials (ACM)** - friable asbestos-containing materials are present within the facility in the form of sprayed fireproofing, sprayed fireproofing debris, mechanical system insulation and mechanical system insulation debris. For renovation and/or demolition projects, removal of asbestos-containing materials must be conducted in accordance with Ontario Regulation 278/05, *Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations* - made under the Occupational Health and Safety Act. Asbestos-containing waste must be handled and disposed of according to Ministry of Environment, Regulation 347 for disposal of hazardous waste.

- **Non-Friable Asbestos-Containing Materials (ACM)** - non-friable asbestos-containing materials are present within the facility in the form of vinyl asbestos floor tiles and transite board. For renovation and/or demolition projects, removal of asbestos-containing materials must be conducted in accordance with Ontario Regulation 278/05, *Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations* - made under the Occupational Health and Safety Act. Asbestos-containing waste must be handled and disposed of according to Ministry of Environment, Regulation 347 for disposal of hazardous waste.
- **Asbestos Management Plan (AMP)** - since the last reassessment of asbestos-containing materials and asbestos database update; numerous activities have been conducted at SHN General. These included asbestos abatement projects, project specific asbestos assessment investigations and the collection/analysis of asbestos bulk samples. All of this information has been incorporated in the 2018 reassessment and the asbestos database have been updated to reflect current conditions.

This executive summary must be reviewed with the main survey report.

**Safetech Environmental Limited**



**Anthony J. Fiume, BA, CAPM**  
**Project Coordinator**

July 17, 2023

Scarborough Health Network  
2867 Ellesmere Road  
Scarborough, Ontario  
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Attn: Mr. Leon Ramkumar  
Manager, Plant and Facilities Operations

**Re: Reassessment of Asbestos – Containing Materials  
Scarborough and Rouge Hospital – General Site  
3050 Lawrence Avenue East, Toronto, Ontario**

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## **1.0 BACKGROUND**

Safetech Environmental Limited (Safetech) performed a reassessment of previously identified asbestos-containing materials (ACM) at Scarborough and Rouge Hospital (General Site) located at 3050 Lawrence Avenue East, Toronto, Ontario. Annual updates are a mandatory requirement of Ontario Regulation 278/05, “*Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations*” (O.Reg. 278/05 s.8).

The objective of our assessment was to determine the presence and condition of previously identified (ACM) within the facility. Accessible patient care areas, hallways, mechanical rooms, office suites, lobbies, retail areas, stairwells, common areas, and corridors were inspected as indicated on provided drawings. Not all areas were accessible during our reassessment as they were occupied at the time of site visits or access could not be provided.

This report summarizes results of our on-site assessment, laboratory analytical results from previous assessments between circa 2020-2023 and recommendations based on our findings.

## **2.0 HISTORY OF ASBESTOS**

Asbestos-containing materials were used widely throughout Canada and other countries of the world during the 1900’s. This naturally occurring mineral was used in building construction for its thermal properties, high tensile strength, low electrical conductivity and its ability to withstand chemical breakdown. This fibrous material when inhaled over a long period of time can lead to adverse health effects such as asbestosis, lung cancer and mesothelioma. Building materials with bound asbestos or asbestos that is in good condition pose little danger of releasing airborne fibres unless physically damaged (drilled, cut, sawn, ground or sanded).

An important factor when assessing the potential hazard associated with asbestos is its degree of friability. Ontario Regulation 278/05, “*Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations*” as made under the Occupational Health & Safety Act defines friability as “material that when dry can be crumbled, pulverized or powdered by hand pressure and includes such material that is crumbled pulverized or powdered”.

Friable asbestos-containing materials have been banned from use in Ontario. The most common types of friable ACM include sprayed fireproofing and sprayed thermal insulation (ceased use circa 1973), sprayed acoustic texture coat finishes - stucco (ceased use circa 1982), and mechanical thermal system insulation (TSI) (ceased use circa 1981).

Non-friable ACM include vinyl floor tile - VAT (ceased use circa 1982), vinyl sheet flooring – VSF (ceased use circa 1982), floor adhesives (ceased use circa 1992), acoustic ceiling tile (ceased use circa 1982), plaster finishes (ceased use circa 1960’s), drywall joint compound (ceased use circa 1980), roofing materials (ceased use circa 1991), and asbestos cement sheeting, piping, and gasketing material that may still be in use today.

### **3.0 REGULATIONS FOR ASBESTOS IN BUILDING MATERIALS**

Management of asbestos-containing materials in buildings is regulated under O.Reg. 278/05 made under the Occupational Health and Safety Act. Under this regulation an asbestos-containing material is defined as a material that contains 0.5 percent or more asbestos by dry weight. If materials are determined to be asbestos-containing this regulation requires that specific procedures are followed for ongoing management of these materials in buildings. This includes requirements such as – but not limited to – preparing and maintaining a record of the location and type (i.e. friable and non-friable) of asbestos-containing materials within the facility. This record is also required to be updated at least once in each 12 month period.

Specific procedures are also required to be followed during renovation or demolition projects that have the potential to disturb asbestos-containing materials. Specific procedures followed (i.e. Type 1, Type 2 or Type 3 operations) depends primarily on the type of asbestos present, the friability of the material, and quantity of material present.

For determining whether a material is considered asbestos-containing O.Reg. 278/05 outlines specific requirements for the collection of bulk samples of homogenous building materials. This includes the collection of a minimum number of samples for thermal system insulation, surfacing material and miscellaneous materials. In order for a building material to be deemed asbestos-containing only one of the samples analyzed within the sample set needs to contain 0.5% percent or more asbestos by dry weight. Therefore, if one sample in a sample set comes back positive the entire area of homogeneous material would then be deemed to be asbestos-containing. Table 1 outlines these bulk sample requirements.

**TABLE 1**  
**Ontario Regulation 278/05 Bulk Sample Requirements**

Item	Type of Material	Size of Area of Homogenous Material	Minimum Number of Bulk Material Samples to be Collected
1	Surfacing material including without limitation material that is applied to surfaces by spraying, trowelling or otherwise, such as acoustical plaster on ceilings and fireproofing materials on structural members	<90m <sup>2</sup>	3
		>90m <sup>2</sup> to <450m <sup>2</sup>	5
		>450m <sup>2</sup>	7
2	Thermal system insulation, except as described in item 3	Any Size	3
3	Thermal Insulation Patch	< 2 linear metres or 0.5m <sup>2</sup>	1
4	Other Material	Any Size	3

Management of asbestos waste is governed by Regulation 347, General Waste Management, made under the Environmental Protection Act. Section 17 of this regulation sets out requirements for proper handling, transportation and disposal of asbestos waste to prevent it from becoming airborne.

## **4.0 METHODOLOGY**

### **4.1 Accessible Areas**

Destructive testing including that of fire door cores and roofing felts was not performed during this investigation. Locations of identified ACM have been detailed in this report where access was readily available. Inaccessible areas such as above solid drywall/plaster ceilings, within walls, enclosed mechanical shafts, enclosed bulkheads and pipe chases were not investigated. However, details regarding the possible presence of ACM were provided on a case by case basis.

### **4.2 Boilers and Other Mechanical Equipment**

Boilers, vessels, kilns, sterilizers, chillers, tanks and other mechanical systems were not disassembled or demolished to determine the presence of asbestos within refractory brick, gaskets and other internal liners. Boilers were often constructed with asbestos insulations between the refractory brick and outer steel layer. Any work that will involve the demolition or replacement of these systems should be further investigated using destructive testing techniques prior to the commencement of such projects.

### 4.3 Non-Friable Materials

Some non-friable materials were not bulk sampled for asbestos content. For example, Transite pipe cannot be tested without compromising the integrity of the active pipe. Conclusions and recommendations regarding the presence of asbestos within identified non-friable materials were based on the past experience of the investigator.

### 4.4 General Note Regarding Investigation

Documents reviewed to aid in the assessment included:

- *“Asbestos Reassessment Report, The Scarborough Hospital, 3050 Lawrence Avenue East, Scarborough, Ontario”* dated January 8, 2019, Pinchin File: 231188.

Please be advised that Safetech has made every effort to investigate all areas within the building where ACM have been identified. However, in some cases, ACM not identified on floor plans, room-by-room sheets, and/or architectural drawings may not have been included. Safetech should be contacted if this is determined to ensure that the survey is complete. In addition, if renovations or demolition is contemplated, a thorough reassessment must be conducted with destructive testing to ensure all ACM's are identified. The reassessment should be performed prior to the commencement of construction activity.

## 5.0 ASSESSMENT OF ASBESTOS-CONTAINING MATERIALS

### 5.1 Accessibility Rating

Accessibility, Condition and Action (Priority) ratings for individual items, or defined areas were developed by Safetech to determine remedial action plans specific to the facility's needs. The rating criteria for each of these items is further detailed below.

Accessibility has been assessed as: (A) Accessible to all non-maintenance occupants of the building; (B) Accessible to maintenance staff without a ladder; (C) Accessible to maintenance staff with a ladder and exposed to view without moving a building component; (D) Accessible to maintenance staff with a ladder and concealed from view due to a building component; (E) Not accessible without demolition or removal of fixed building components or building systems.

### 5.2 Condition Rating

#### I. Sprayed Applied Fireproofing, Insulation and Texture Finishes

To evaluate the condition of asbestos-containing surfacing materials such as fireproofing, non-mechanical thermal insulation, and texture finishes the following criteria was applied:

**Good** condition would indicate the following:

Surface of material shows no significant signs of damage, deterioration, or delamination. Up to 1 percent visible damage to surface is allowed. Evaluation of sprayed materials requires the surveyor to be familiar with the typical irregular surface texture as installed. GOOD condition includes unencapsulated or unpainted fireproofing or texture finishes, where no delamination or damage is observed, and encapsulated fireproofing or texture finishes where the encapsulation has been applied after the damage or fallout occurred.

**Fair** condition rating is not utilized in the evaluation of the fireproofing, non-mechanical insulation, or texture coat finishes. These materials are only classified as in Good or Poor condition.

**Poor** condition would indicate the following:

Sprayed materials show signs of damage, delamination, or deterioration. More than 1% damage to surface of ACM spray.

In observation areas where damage exists in isolated locations, both GOOD and POOR condition may be applicable.

## **II. Mechanical Insulation**

The evaluation of the condition of mechanical insulation (on boilers, breeching, ductwork, piping, tanks, equipment, etc.) utilizes the following criteria:

**Good** condition would indicate the following:

Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where jacketing has minor damage (i.e. scuffs or stains), but the jacketing is not penetrated.

**Fair** condition would indicate the following:

Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that had never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.

**Poor** condition would indicate the following:

Original insulation jacket is missing, damaged, deteriorated, or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired.

## **III. Non-friable and Potential Friable Materials**

The condition of non-friable or potentially friable ACM, such as plaster finishes, drywall compound, ceiling tiles, asbestos cement products, vinyl asbestos tile and asbestos

paper backed vinyl sheet flooring, which have the potential to become friable when handled is evaluated as follows:

**Good** condition would indicate the following:

No significant damage. Material may be cracked or broken but is stable and not likely to become friable upon casual contact. If there is no friable DEBRIS present, the condition is rated as GOOD.

**Fair** condition rating is not utilized in the evaluation of the condition of non-friable and potentially friable materials. These materials are only classified as in Good or Poor condition.

**Poor** condition would indicate the following:

Material is severely damaged. Loose DEBRIS is present or binder has disintegrated to the point where the material has become friable.

#### IV. Evaluation of Asbestos-Containing Debris

The presence of fallen debris must be noted separately from the presumed asbestos-containing source material. Debris is always considered to be in POOR condition.

##### 5.3 Quantity

For each CONDITION, the approximate QUANTITY and the units of measure related to the QUANTITY (i.e.: linear feet (LF), square feet (SF) or each (EACH) as appropriate to the ITEM) has been recorded where applicable.

##### 5.4 Action Rating

Recommended ACTION for compliance and for management of the ACM has been provided for each CONDITION and for each COMPONENT. Recommendations have been classified under the following 8 ACTIONS:

Action 1:	Action dealing with the immediate cleanup of fallen ACM likely to be disturbed.
Action 2:	Action dealing with the need to use Type 2 asbestos procedures to enter an area (other than a ceiling space).
Action 3:	Action dealing with performing asbestos removal for compliance with regulations.
Action 4:	Action dealing with Type 2 asbestos procedures for ceiling entry where friable ACM debris is present on the top side of a ceiling system.
Action 5:	Action dealing with the removal of asbestos that goes beyond compliance requirements but simplifies the asbestos management.
Action 6:	Action dealing with the repair of asbestos.
Action 7:	Action dealing with ACM surveillance requirements of the regulation.
Action 8:	Action for dealing with material that may contain asbestos but was not conclusively identified in the survey.

## **6.0 RESULTS**

### **6.1 Sprayed Applied Fireproofing and Asbestos-Contaminated HVAC Components**

Asbestos-containing sprayed fireproofing containing chrysotile asbestos has been applied to structural steel within the Ground Floor Cafeteria (G.128), Storage (G.110), Office (G.111), Safe Room (G.111a), Volunteer Services (G.112), STO (G.112a), Office (G.113), Reception (G.114), NFS Staff Education Room (G.124) and Storage (G.124a), NFS Secretary and Storage (G.125 & G.125a), Marek Hospitality (G.126 and G.127). Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing sprayed fireproofing.

As required by O.Reg. 278/05, cleaning or removal of ventilation components including rigid ducting (excluding filters) in the buildings with asbestos-containing sprayed fireproofing must be conducted following Type 3 procedures. For buildings where asbestos-containing sprayed fireproofing has been identified, replacement of filters within the ventilation system (air handling units and fan coils) must be conducted as a Type 2 operation as per the requirements of O.Reg. 278/05.

### **6.3 Thermal Systems Insulation (TSI)**

#### Parging Cement on Mechanical Pipe Fittings (elbows, valves, tees, hangers etc.)

Friable asbestos-containing parging cement containing chrysotile asbestos is present on mechanical pipe fittings (elbows, valves, tees, hangers etc.) in various locations throughout the 1956 phase of construction in the building. This material may be concealed above solid ceilings, within wall cavities, pipe chases, bulkheads or other inaccessible spaces within the 1956 phase of construction. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing parging cement on mechanical pipe fittings.

#### White Preformed Block Insulation

Friable white preformed block insulation (Magnesia Block) containing chrysotile and amosite asbestos is present on straight sections of steam and hot water heating system pipes throughout the 1956 phase of construction in the building. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing white preformed block insulation (Magnesia Block).

#### White Corrugated Paper Insulation

Friable white corrugated paper insulation (Aircell) containing chrysotile asbestos is present on straight sections of hot water heating system mechanical pipes throughout the

1956 phase of construction in the building. This material may be concealed above solid ceilings, within wall cavities, pipe chases, bulkheads or other inaccessible spaces within the 1956 phase of construction. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing white corrugated paper insulation (Aircell).

### Sweat-Wrap Insulation

Friable sweat-wrap insulation containing chrysotile asbestos in the tar paper layer is present on straight sections of domestic water pipes throughout the 1956 phase of construction in the building. This material may be concealed above solid ceilings, within wall cavities, pipe chases, bulkheads or other inaccessible spaces within the 1956 phase of construction. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing sweat-wrap insulation.

### Duct Insulation

Friable paring cement, containing chrysotile asbestos is present beneath fibreglass and canvas jacketing at edges, seams and pins on ductwork in Mechanical Room 12A (B.468) and Mechanical Room 19. Ductwork within the ceiling plenum of the First Floor Corridor (1.280) and Office Spaces (1.284, 1.279, 1.279A, 1.279F) is wrapped with a tar-impregnated paper containing chrysotile asbestos. Minor damage was observed to the corner of the duct in the First Floor Corridor (1.280). Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing duct insulation.

### Mechanical Equipment Insulation

Friable paring cement containing chrysotile asbestos is present on the ends of two (2) hot water tanks in Mechanical Room #1. This material is jacketed in canvas and is in good condition. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing duct insulation.

Please note that friable asbestos-containing thermal insulation may be present beneath metal jacketing associated with the four (4) boiler units in Mechanical Room #1.

### Firestopping

Firestopping material present at pipe and conduit penetrations throughout the Tower Wing Penthouse Mechanical Room is assumed to be asbestos-containing due to the age of construction and lack of bulk sample historical records.

## **6.4 Architectural Finishes**

### **6.4.1 *Sprayed Textured/Stucco Finishes***

Texture finish (containing chrysotile asbestos) was observed to be present on drywall walls and ceilings in the Central Scheduling Office (4.241) and NFS Storage Room

(G.307). This material was observed to be in Good condition at the time of the assessment. Please refer to Appendix C for exact locations and condition and action ratings. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing duct insulation.

#### **6.4.2 Plaster Finishes**

Plaster observed throughout the facility has previously been sampled and bulk sample analysis confirmed this material is not asbestos-containing. Refer to referenced Pinchin report for additional details of bulk sample results.

#### **6.5 Drywall Joint Compound**

Drywall joint compound associated with drywall finishes observed throughout the facility has previously been sampled and bulk sample analysis confirmed this material is not asbestos-containing. Refer to referenced Pinchin report for additional details of bulk sample results.

#### **6.6 Ceiling Tiles**

Non-friable asbestos-containing 2'x4' white pinhole swirl pattern lay-in acoustic ceiling tiles are present in the Cafeteria Corridor (G.123), Corridor (2.136), Third Floor Office (3.107) and Ninth Floor Rooms (9.111, 9.113, 9.114, 9.115, 9.124 and 9.125). This material was observed to be in Good condition at the time of the assessment. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing duct insulation.

2'x4' white random pinhole and fleck lay-in acoustic ceiling tiles and 2'x2' white textured lay-in ceiling tiles throughout the facility have previously been sampled and were found not to be asbestos-containing. Other lay-in acoustic ceiling tiles throughout the facility were observed to have date stamps indicating a manufacturing date after 1986 and are therefore considered not to be asbestos-containing based on the known end use dates for asbestos in acoustic ceiling tiles.

#### **6.7 Manufactured Products**

##### **6.7.1 Vinyl Floor Tiles & Mastic**

Various patterns of non-friable asbestos-containing vinyl floor tiles installed as part of original construction were identified throughout the facility in the Crockford Wing and Tower Wing. Asbestos-containing vinyl floor tiles were confirmed to be present in Ground Floor Rooms (G.701, G.725, G.726, G.727, G.728 and G.729), Anesthesiology Physician On-Call Room (3.111), 5<sup>th</sup> Floor Rooms (5.104, 5.106, 5.108, 5.109, 5.112, 5.113 and 5.114) and 10<sup>th</sup> Floor Rooms (10.114, 10.115, 10.116, 10.117, 10.118 and 10.119) and Staircase V Floors 1-4. Asbestos-containing vinyl floor tiles in these locations were observed to be in Good condition at the time of the assessment. Mastic associated with

these vinyl floor tiles has not been sampled and is assumed to be asbestos-containing. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing duct insulation.

Please note that asbestos-containing vinyl floor tiles previously identified in Hemodialysis Zone A (G.710) and Examination Room 2 (5.105) were not observed at the time of the assessment.

Asbestos-containing vinyl floor tile and mastic is assumed to be present in various other locations throughout the facility with the exception of the West Wing which was construction in 2009.

#### **6.7.2 Vinyl Sheet Flooring**

Friable asbestos-containing beige and grey mosaic pattern vinyl sheet flooring is present within the I.S. Device Sign In / Out Room (G.103). This material was noted to be in Good condition at the time of the assessment. Please refer to Appendix C, Summary of ACM Occurrences for listing of asbestos-containing duct insulation.

#### **6.7.3 Asbestos Cement Products**

Non-friable asbestos-cement pipe was previously identified in the Parking Garage as rain water leader piping. However; this material was not observed during our assessment.

Rain water leader piping in the Parking Garage was observed to consist of newer polyvinylchloride (PVC) piping.

#### **6.7.4 Other Miscellaneous Manufactured Products**

No other miscellaneous manufactured products were noted within the facility.

## 7.0 CONCLUSIONS & RECOMMENDATIONS

Removal or disturbance of identified asbestos-containing materials must be conducted in accordance with O.Reg. 278/05. Asbestos containing materials in Poor condition must be removed and/or repaired immediately following applicable asbestos abatement procedures. Asbestos-containing materials in Good condition can remain in place until major system upgrading, maintenance or demolition which could result in disturbance of this material.

**Sprayed Fireproofing:** Sprayed fireproofing is considered to be a friable ACM. As per O. Reg. 278/05, removal or disturbance of 1.0 m<sup>2</sup> or less of friable ACM is classified as a Type 2 operation. If more than 1.0 m<sup>2</sup> of friable ACM is to be removed or disturbed, then work should be conducted following Type 3 operations. Given the presence of asbestos-containing sprayed fireproofing, it is cautioned that this material or related debris may be concealed on the surface of false ceilings. As such, access above a false ceiling where asbestos-containing sprayed fireproofing is present is classified as a Type 2 operation (full enclosure method for access). Similarly, asbestos-containing sprayed fireproofing debris may be present within wall cavities. Therefore, access within these spaces is recommended to be conducted following Type 2 operations as a precautionary measure. As required by O.Reg. 278/05, cleaning or removal of ventilation components including rigid ducting (excluding filters) in the buildings with asbestos-containing sprayed fireproofing must be conducted following Type 3 procedures. For buildings where asbestos-containing sprayed fireproofing has been identified, replacement of filters within the ventilation system (air handling units and fan coils) must be conducted as a Type 2 operation as per the requirements of O.Reg. 278/05.

**Thermal System Insulation (TSI):** TSI is considered to be a friable ACM. As per O. Reg. 278/05, removal or disturbance of 1 square metre or less of friable ACM is classified as a Type 2 operation. If more than 1 square metre of friable ACM is to be removed or disturbed then work should be conducted following Type 3 operations; unless the material is removed using a glove bag, in which case Type 2 operations are applicable.

**Sprayed Texture/Stucco Finishes:** Sprayed texture/stucco finishes identified to be asbestos-containing is recommended to be treated as friable ACM since disturbance of this material typically results in significant degradation and subsequent dust/debris generation that cannot be adequately controlled through wetting. Therefore, removal or disturbance of 1 square metre or less of sprayed texture/stucco finishes should be conducted following Type 2 operations. If more than 1 square metre of sprayed texture/stucco finishes is to be removed or disturbed then work should be conducted following Type 3 operations.

**Ceiling Tiles:** In accordance with O. Reg. 278/05, removal of 7.5 square metres or more of asbestos-containing ceiling tiles (i.e. ten or more 2'x4' tiles) should be conducted following Type 2 operations. However, care should be taken when removing the ceiling tiles to ensure they are removed without being broken, cut, abraded or otherwise handled in a manner that can cause an excessive release of ceiling tile debris. Otherwise, Type 3

operations are recommended to be followed. If less than 7.5 square metres of asbestos-containing ceiling tiles are removed and they can be removed in the manner indicated above, removal can be conducted following Type 1 operations.

**Vinyl Floor Tiles and Mastic:** Vinyl floor tile and mastic is considered to be a non-friable ACM. As per O. Reg. 278/05, removal of non-friable ACM can be conducted following Type 1 operations; as long as the material can be removed without being broken, cut, drilled or otherwise similarly disturbed. If the material cannot be removed without it breaking or being similarly disturbed then the work should be conducted using non-powered hand tools and the material should be wetted to control the spread of dust. If the material cannot be wetted or if power tools attached to dust-collecting devices equipped with HEPA (high efficiency particulate aerosol) filters are used during removal or disturbance, then work should be performed following Type 2 operations. If non-friable materials are removed or disturbed using power tools that are not attached to dust-collecting devices that are equipped with HEPA filters then work should be conducted following Type 3 operations.

**Vinyl Sheet Flooring:** Vinyl sheet flooring identified to be asbestos-containing is recommended to be treated as friable ACM since disturbance of this material typically results in significant degradation and subsequent dust/debris generation that cannot be adequately controlled through wetting. Therefore, removal or disturbance of 1 square metre or less of vinyl sheet flooring should be conducted following Type 2 operations. If more than 1 square metre of vinyl sheet flooring is to be removed or disturbed then work should be conducted following Type 3 operations.

## **7.1 General Recommendations**

Asbestos removal work should be performed by a competent and qualified asbestos abatement contractor. It is recommended that all asbestos related work be subjected to inspection and air monitoring to ensure building occupants are safe from exposure.

Asbestos abatement work must be performed as outlined in Ontario Regulation 278/05. Asbestos-containing waste must be handled and disposed of according to Regulation 347, "General – Waste Management".

Regulation 278/05 requires regular inspections, at least annually, of all areas identified as having asbestos-containing materials. Any damaged or exposed items noted should be repaired or removed under the Operations and Maintenance program of the building's Asbestos Management Plan.

## 8.0 LIMITATIONS

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

In preparation of this report, Safetech Environmental Limited (Safetech) relied on information including testing services provided by independent laboratories. Except as expressly set out in this report, Safetech has not made any independent verification of this information provided by independent entities. 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. Conclusions are based on site conditions at the time of inspection and can only be extrapolated to an undefined limited area around inspected locations. The extent of the limited area depends on building construction and conditions. Safetech cannot warrant against undiscovered environmental liabilities. If any information becomes available that differs from the findings in this report, we request that we be notified immediately to reassess the conclusions provided herein.

This report has been prepared for the sole use of the person or entity to who it is addressed. No other person or entity is entitled to use or rely upon this report without the express written consent of Safetech Environmental Limited and the person or entity to who it is addressed. Any use that a third party makes of this report, or any reliance based on conclusions and recommendations made, are the responsibility of such third parties. Safetech accepts no responsibility for damages suffered by third parties as a result of actions based on this report.

# Appendix A

## Laboratory Certificates of Analysis (2020-2023)

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# Laboratory Analysis Report

To:

**Peter Milosh**  
Safetech Environmental Ltd.  
3045 Southcreek Road, Unit 14  
Mississauga, Ontario  
L4X 2X7

**EMC LAB REPORT NUMBER:** A68949  
**Job/Project Name:** SHN Rm.1.412-1.415  
**Analysis Method:** Polarized Light Microscopy – EPA 600  
**Date Received:** May 17/21 **Date Analyzed:** May 21/21  
**Analyst:** Kathy Jin  
**Reviewed By:** Malgorzata Sybydlo, *Laboratory Manager*

**No. of Phases Analyzed:** 9  
**Job No:** 1-3210379  
**Number of Samples:** 3  
**Date Reported:** May 21/21

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
01A	A68949-1 <sup>5</sup>	9"x9" green vinyl tile / Room 1.413	3 Phases: a) Green, vinyl flooring b) Black, mastic c) Grey, cementitious material	ND ND ND			100
01B	A68949-2 <sup>5</sup>	9"x9" green vinyl tile / Room 1.413	3 Phases: a) Green, vinyl flooring b) Black, mastic c) Grey, cementitious material	ND ND ND			100
01C	A68949-3 <sup>5</sup>	9"x9" green vinyl tile / Room 1.413	3 Phases: a) Green, vinyl flooring b) Black, mastic c) Grey, cementitious material	ND ND 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. Phases a) and b) are analyzed by gravimetric method.

# Laboratory Analysis Report

To:

**Peter Milosh**  
Safetech Environmental Ltd.  
3045 Southcreek Road, Unit 14  
Mississauga, Ontario  
L4X 2X7

**EMC LAB REPORT NUMBER:** A69690  
**Job/Project Name:** 3050 Lawrence Ave. E / Rm. 1.432  
**Analysis Method:** Polarized Light Microscopy – EPA 600  
**Date Received:** Jun 11/21 **Date Analyzed:** Jun 11/21  
**Analyst:** Jayoda Perera, *Analyst*  
**Reviewed By:** Malgorzata Sybydlo, *Laboratory Manager*

**No. of Phases Analyzed:** 7  
**Job No:** 1-3210463  
**Number of Samples:** 9  
**Date Reported:** Jun 11/21

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
01A	A69690-1	9x9 green vinyl tile / Room 1.432	Green, vinyl flooring	ND			
01B	A69690-2	9x9 green vinyl tile / Room 1.432	Green, vinyl flooring	ND			
01C	A69690-3	9x9 green vinyl tile / Room 1.432	Green, vinyl flooring	ND			
02A	A69690-4	9x9 Beige vinyl tile	Beige, vinyl floor tile	Chrysotile	0.75		
02B	A69690-5	9x9 Beige vinyl tile	NA	NA			
02C	A69690-6	9x9 Beige vinyl tile	NA	NA			
03A	A69690-7	Black mastic	Black, mastic	ND			
03B	A69690-8	Black mastic	Black, mastic	ND			
03C	A69690-9	Black mastic	Black, mastic	ND			

**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. Samples analyzed by gravimetric method.

# Laboratory Analysis Report

To:

**Peter Milosh**  
Safetech Environmental Ltd.  
3045 Southcreek Road, Unit 14  
Mississauga, Ontario  
L4X 2X7

**EMC LAB REPORT NUMBER:** A69984

**Job/Project Name:** General Site DSS

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

**Date Received:** Jun 22/21

**Date Analyzed:** Jun 25/21

**Analyst:** Kathy Jin

**Reviewed By:** Malgorzata Sybydlo, *Laboratory Manager*

**No. of Phases Analyzed:** 16

**Job No:** 1-3210474

**Number of Samples:** 18

**Date Reported:** Jun 25/21

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
01A	A69984-1	Plaster / office 1.250	2 Phases: a) White, plaster b) Light grey, plaster	ND ND			100 100
01B	A69984-2 <sup>5</sup>	Plaster / north corridor	2 Phases: a) White, plaster b) Light grey, plaster	ND ND			100 100
01C	A69984-3 <sup>5</sup>	Plaster / pharmacy 1.249	2 Phases: a) White, plaster b) Light grey, plaster	ND ND			100 100
02A	A69984-4	2'x4' random pinholes acoustic ceiling tiles / north corridor	Grey, ceiling tile	ND		75	25
02B	A69984-5	2'x4' random pinholes acoustic ceiling tiles / office 1.252	Grey, ceiling tile	ND		75	25
02C	A69984-6	2'x4' random pinholes acoustic ceiling tiles / pharmacy 1.249	Grey, ceiling tile	ND		75	25
03A	A69984-7	Cellulose pipe insulation / north corridor	2 Phases: a) Grey, layered paper b) Black, fibrous material with tar	Chrysotile Chrysotile	<0.5 60	90 20	10 20
03B	A69984-8	Cellulose pipe insulation / north corridor	NA	NA			
03C	A69984-9	Cellulose pipe insulation / north corridor	NA	NA			

**EMC LAB REPORT NUMBER:** A69984  
**Client's Job/Project Name/No.:** 1-3210474  
**Analyst:** Kathy Jin

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
04A	A69984-10	Parging cement / north corridor	Grey, parging cement	<b>Chrysotile</b>	<b>60</b>		40
04B	A69984-11	Parging cement / north corridor	NA	<b>NA</b>			
04C	A69984-12	Parging cement / north corridor	NA	<b>NA</b>			
05A	A69984-13	Fibrous insulation / main corridor	Grey, paper	<b>Chrysotile</b>	<b>80</b>	10	10
05B	A69984-14	Fibrous insulation / main corridor	NA	<b>NA</b>			
05C	A69984-15	Fibrous insulation / main corridor	NA	<b>NA</b>			
06A	A69984-16	Mortar / main corridor	Grey, cementitious material	<b>ND</b>			100
06B	A69984-17	Mortar / main corridor	Grey, cementitious material	<b>ND</b>			100
06C	A69984-18	Mortar / main corridor	Grey, cementitious material	<b>ND</b>			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. Phase b) is small in size.

# Laboratory Analysis Report

To:

**Kevin Bell**  
Safetech Environmental Ltd.  
3045 Southcreek Road, Unit 14  
Mississauga, Ontario  
L4X 2X7

**EMC LAB REPORT NUMBER:** A73329  
**Job/Project Name:** 3050 Laurence Ave East  
**Analysis Method:** Polarized Light Microscopy – EPA 600  
**Date Received:** Oct 8/21      **Date Analyzed:** Oct 12/21  
**Analyst:** Kathy Jin  
**Reviewed By:** Malgorzata Sybydlo, *Laboratory Manager*

**No. of Phases Analyzed:** 1  
**Job No:** 3210786  
**Number of Samples:** 3  
**Date Reported:** Oct 12/21

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
01A	A73329-1	Pipe wrap insulation (joint)/ room 1.412	Grey, parging cement	Chrysotile	60		40
01B	A73329-2	Pipe wrap insulation (line)/ room 1.412	NA	NA			
01C	A73329-3	Pipe wrap insulation (line)/ room 1.412	NA	NA			

**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%.

# Laboratory Analysis Report

To:

**Kevin Bell**  
Safetech Environmental Ltd.  
3045 Southcreek Road, Unit 14  
Mississauga, Ontario  
L4X 2X7

**EMC LAB REPORT NUMBER:** A73330  
**Job/Project Name:** 3050 Lawrance Ave East  
**Analysis Method:** Polarized Light Microscopy – EPA 600  
**Date Received:** Oct 8/21 **Date Analyzed:** Oct 18/21  
**Analyst:** Chengming Li  
**Reviewed By:** Malgorzata Sybydlo, *Laboratory Manager*

**No. of Phases Analyzed:** 13  
**Job No:** 3210787  
**Number of Samples:** 9  
**Date Reported:** Oct 18/21

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
01A	A73330-1	DJC (wall)/ room 1.243	White, joint compound	ND			100
01B	A73330-2	DJC (wall)/ room 1.243a	White and off white, joint compound	ND			100
01C	A73330-3	DJC (wall)/ room 1.244	White, joint compound	ND			100
02A	A73330-4	Plaster (wall)/ room 1.420	3 Phases: a) Off white, joint compound b) White, plaster c) Grey, plaster	ND ND ND			100 100 100
02B	A73330-5	Plaster (wall)/ room 1.420	2 Phases: a) White, plaster b) Grey, plaster	ND ND			100 100
02C	A73330-6	Plaster (wall)/ room 1.420	2 Phases: a) White, plaster b) Grey, plaster	ND ND			100 100
03A	A73330-7	Vinyl sheet flooring/ room 1.420	White, vinyl flooring	ND			100
03B	A73330-8	Vinyl sheet flooring/ room 1.420	White, vinyl flooring	ND			100
03C	A73330-9	Vinyl sheet flooring/ room 1.420	White, vinyl flooring	ND			100

**Note:**

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

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

**EMC LAB REPORT NUMBER:** A73330  
**Client's Job/Project Name/No.:** 3210787  
**Analyst:** Chengming Li

of the U.S. Government.  
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.



# EMSL Canada Inc.

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

EMSL Canada Order 552119232  
Customer ID: 55SELI62  
Customer PO: 1-5210359  
Project ID:

**Attn:** Anthony Fiume  
Safetech Environmental  
3045 Southcreek Road  
Unit 14  
Mississauga, ON L4X 2X7  
**Phone:** (905) 624-2722  
**Fax:** (905) 624-4306  
**Collected:** 11/24/2021  
**Received:** 11/24/2021  
**Analyzed:** 11/26/2021  
**Proj:** 1-5210359 - 3050 Lawrence Avenue East, Scarborough, Ontario

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 1a-Tar Paper **Lab Sample ID:** 552119232-0001

**Sample Description:** Insulation on Water Drain Pipe - Clean Supply Room 2.401

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/26/2021	Black	70.0%	30.0%	None Detected	

**Client Sample ID:** 1a-Insulation **Lab Sample ID:** 552119232-0001A

**Sample Description:** Insulation on Water Drain Pipe - Clean Supply Room 2.401

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/26/2021	Gray	85.0%	15.0%	None Detected	

**Client Sample ID:** 1b-Tar Paper **Lab Sample ID:** 552119232-0002

**Sample Description:** Insulation on Water Drain Pipe - Clean Supply Room 2.401

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/26/2021	Black	70.0%	30.0%	None Detected	

**Client Sample ID:** 1b-Insulation **Lab Sample ID:** 552119232-0002A

**Sample Description:** Insulation on Water Drain Pipe - Clean Supply Room 2.401

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/26/2021	Gray	85.0%	15.0%	None Detected	

**Client Sample ID:** 1c **Lab Sample ID:** 552119232-0003

**Sample Description:** Insulation on Water Drain Pipe - Clean Supply Room 2.401

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	11/26/2021	Gray	90.0%	10.0%	None Detected	



## EMSL Canada Inc.

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

EMSL Canada Order 552119232  
Customer ID: 55SELI62  
Customer PO: 1-5210359  
Project ID:

### Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

---

#### Analyst(s):

---

Caroline Allen PLM (4)  
Natalie D'Amico PLM (1)

#### Reviewed and approved by:

Matthew Davis or other approved signatory  
or Other Approved Signatory

None Detected = <0.1%. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Estimation of uncertainty available upon request. This report is a summary of multiple methods of analysis, fully compliant reports are available upon request. A combination of PLM and TEM analysis may be necessary to ensure consistently reliable detection of asbestos. This report must not be used to claim product endorsement by NVLAP of any agency or the U.S. Government.

Samples analyzed by EMSL Canada Inc. Mississauga, ON NVLAP Lab Code 200877-0

Initial report from: 11/26/2021 14:06:09

# Laboratory Analysis Report

To:

**Jeff Cheong**  
Safetech Environmental Ltd.  
3045 Southcreek Road, Unit 14  
Mississauga, Ontario  
L4X 2X7

**EMC LAB REPORT NUMBER:** A82739  
**Job/Project Name:** 3050 Lawrence Ave E  
**Analysis Method:** Polarized Light Microscopy – EPA 600  
**Date Received:** Aug 15/22 **Date Analyzed:** Aug 15/22  
**Analyst:** Chengming Li  
**Reviewed By:** Malgorzata Sybydlo, *Laboratory Manager*

**No. of Phases Analyzed:** 6  
**Job No:** 1-51220042  
**Number of Samples:** 3  
**Date Reported:** Aug 15/22

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
01A	A82739-1	12x12 vft, white w/ black specs/ 3 <sup>rd</sup> floor/ surgery waiting area	2 Phases: a) White, vinyl floor tile b) Yellow, mastic	ND ND		100 100
01B	A82739-2	12x12 vft, white w/ black specs/ 3 <sup>rd</sup> floor/ surgery waiting area	2 Phases: a) White, vinyl floor tile b) Yellow, mastic	ND ND		100 100
01C	A82739-3	12x12 vft, white w/ black specs/ 3 <sup>rd</sup> floor/ surgery waiting area	2 Phases: a) White, vinyl floor tile b) Yellow, mastic	ND ND		100 100

**Note:**

- 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.
- 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).
- 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.
- The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.
- 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.

# Laboratory Analysis Report

To:

**Luke Guldemeester**  
Safetech Environmental Ltd.  
92 Caplan Avenue, Suite 125  
Barrie, Ontario  
L4N 9J2

**EMC LAB REPORT NUMBER:** A89884  
**Job/Project Name:** Scarborough General Hospital  
**Analysis Method:** Polarized Light Microscopy – EPA 600  
**Date Received:** Mar 29/23 **Date Analyzed:** Apr 5/23  
**Analyst:** Ameerah Ngai  
**Reviewed By:** Malgorzata Sybydo

**No. of Phases Analyzed:** 61  
**Job No:** 1-S1230031  
**Number of Samples:** 33  
**Date Reported:** Apr 5/23

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
VSF1A	A89884-1	3 <sup>rd</sup> Floor Dr's Lounge (Runner) -Flat Beige	2 Phases: a) Grey, vinyl flooring b) Yellow, mastic	ND			100
VSF1B	A89884-2	3 <sup>rd</sup> Floor Dr's Lounge (Runner) -Flat Beige	2 Phases: a) Grey, vinyl flooring b) Yellow, mastic	ND			100
VSF1C	A89884-3	3 <sup>rd</sup> Floor Dr's Lounge (Runner) -Flat Beige	Grey, vinyl flooring	ND			100
VSF2A	A89884-4	3 <sup>rd</sup> Floor Dr's Lounge – Bathroom -Beige w/Specks	2 Phases: a) Off white, vinyl sheet backing b) Colourless, mastic	ND		60	40
VSF2B	A89884-5	3 <sup>rd</sup> Floor Dr's Lounge – Bathroom -Beige w/Specks	2 Phases: a) Off white, vinyl sheet backing b) Colourless, mastic	ND		60	40
VSF2C	A89884-6	3 <sup>rd</sup> Floor Dr's Lounge – Bathroom -Beige w/Specks	Off white, vinyl sheet backing	ND		60	40
VSF6A	A89884-7	3 <sup>rd</sup> Floor Dr's Lounge – Bathroom Runner (Flat Brown)	3 Phases: a) Brown, vinyl flooring b) Off white, vinyl backing c) Yellow, mastic	ND		60	100
VSF6B	A89884-8	3 <sup>rd</sup> Floor Dr's Lounge – Bathroom Runner (Flat Brown)	3 Phases: a) Brown, vinyl flooring	ND			100

**EMC LAB REPORT NUMBER:** A89884  
**Client's Job/Project Name/No.:** 1-S1230031  
**Analyst:** Ameerah Ngai

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
			b) Off white, vinyl backing c) Yellow, mastic	ND		60	40
VSF6C	A89884-9	3 <sup>rd</sup> Floor Dr's Lounge – Bathroom Runner (Flat Brown)	3 Phases: a) Brown, vinyl flooring b) Off white, vinyl backing c) Yellow, mastic	ND		60	100
VSF3A	A89884-10	3 <sup>rd</sup> Floor Dr's Lounge – Flooring -Beige Granit Pattern	3 Phases: a) Beige, vinyl flooring b) Brown, cellulose backing c) Yellow, mastic	ND		10	90
VSF3B	A89884-11	3 <sup>rd</sup> Floor Dr's Lounge – Flooring -Beige Granit Pattern	3 Phases: a) Beige, vinyl flooring b) Brown, cellulose backing	ND		90	10
VSF3C	A89884-12	3 <sup>rd</sup> Floor Dr's Lounge – Flooring -Beige Granit Pattern	3 Phases: a) Beige, vinyl flooring b) Brown, cellulose backing	ND		10	90
VSF4A	A89884-13	Ground Floor Dr's Lounge (Runner) -Flat Brown	Grey, vinyl flooring	ND		90	10
VSF4B	A89884-14	Ground Floor Dr's Lounge (Runner) -Flat Brown	Grey, vinyl flooring	ND			100
VSF4C	A89884-15	Ground Floor Dr's Lounge (Runner) -Flat Brown	Grey, vinyl flooring	ND			100
VSF5A	A89884-16	Ground Floor Dr's Lounge – Flooring -Grey Granit Pattern	3 Phases: a) Off white, vinyl flooring b) Colourless, mastic c) Grey, cementitious material	ND		1	100
VSF5B	A89884-17	Ground Floor Dr's Lounge – Flooring	3 Phases:	ND			99

**EMC LAB REPORT NUMBER:** A89884  
**Client's Job/Project Name/No.:** 1-S1230031  
**Analyst:** Ameerah Ngai

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
		-Grey Granit Pattern	a) Off white, vinyl flooring b) Colourless, mastic c) Grey, cementitious material	ND		1	100
VSF5C	A89884-18	Ground Floor Dr's Lounge – Flooring -Grey Granit Pattern	3 Phases: a) Off white, vinyl flooring b) Colourless, mastic c) Grey, cementitious material	ND		1	100
M1A	A89884-19	Mastic associated with “VSF1”	Colourless, mastic	ND		3	97
M1B	A89884-20	Mastic associated with “VSF1”	Colourless, mastic	ND		3	97
M1C	A89884-21	Mastic associated with “VSF1”	Colourless, mastic	ND		3	97
PC1A	A89884-22	3 <sup>rd</sup> Floor Dr's Lounge Behind Drywall	3 Phases: a) White, texture coat b) White, plaster c) Light grey, plaster	ND		1	99
PC1B	A89884-23	3 <sup>rd</sup> Floor Dr's Lounge Behind Drywall	3 Phases: a) White, texture coat b) White, plaster c) Light grey, plaster	ND		1	99
PC1C	A89884-24	3 <sup>rd</sup> Floor Dr's Lounge Behind Drywall	3 Phases: a) White, texture coat b) White, plaster c) Light grey, plaster	ND		1	99
PC2A	A89884-25	Ground Floor Dr's Lounge False Wall	2 Phases: a) White, plaster b) Grey, plaster	ND		1	99

**EMC LAB REPORT NUMBER:** A89884  
**Client's Job/Project Name/No.:** 1-S1230031  
**Analyst:** Ameerah Ngai

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
PC2B	A89884-26 <sup>5</sup>	Ground Floor Dr's Lounge False Wall	White, plaster	ND		1	99
PC2C	A89884-27	Ground Floor Dr's Lounge False Wall	2 Phases: a) White, plaster b) Grey, plaster	ND ND		1	99 100
DJC1A	A89884-28	3 <sup>rd</sup> Floor Dr's Lounge Drywall Joint Compound	White, joint compound	ND			100
DJC1B	A89884-29	3 <sup>rd</sup> Floor Dr's Lounge Drywall Joint Compound	White, joint compound	ND			100
DJC1C	A89884-30	3 <sup>rd</sup> Floor Dr's Lounge Drywall Joint Compound	White, joint compound	ND			100
DJC2A	A89884-31	Ground Floor Dr's Lounge Drywall Joint Compound	White, joint compound	ND			100
DJC2B	A89884-32	Ground Floor Dr's Lounge Drywall Joint Compound	White, joint compound	ND			100
DJC3A	A89884-33	Ground Floor Dr's Lounge Drywall Joint Compound	White, joint compound	ND			100

**Note:**

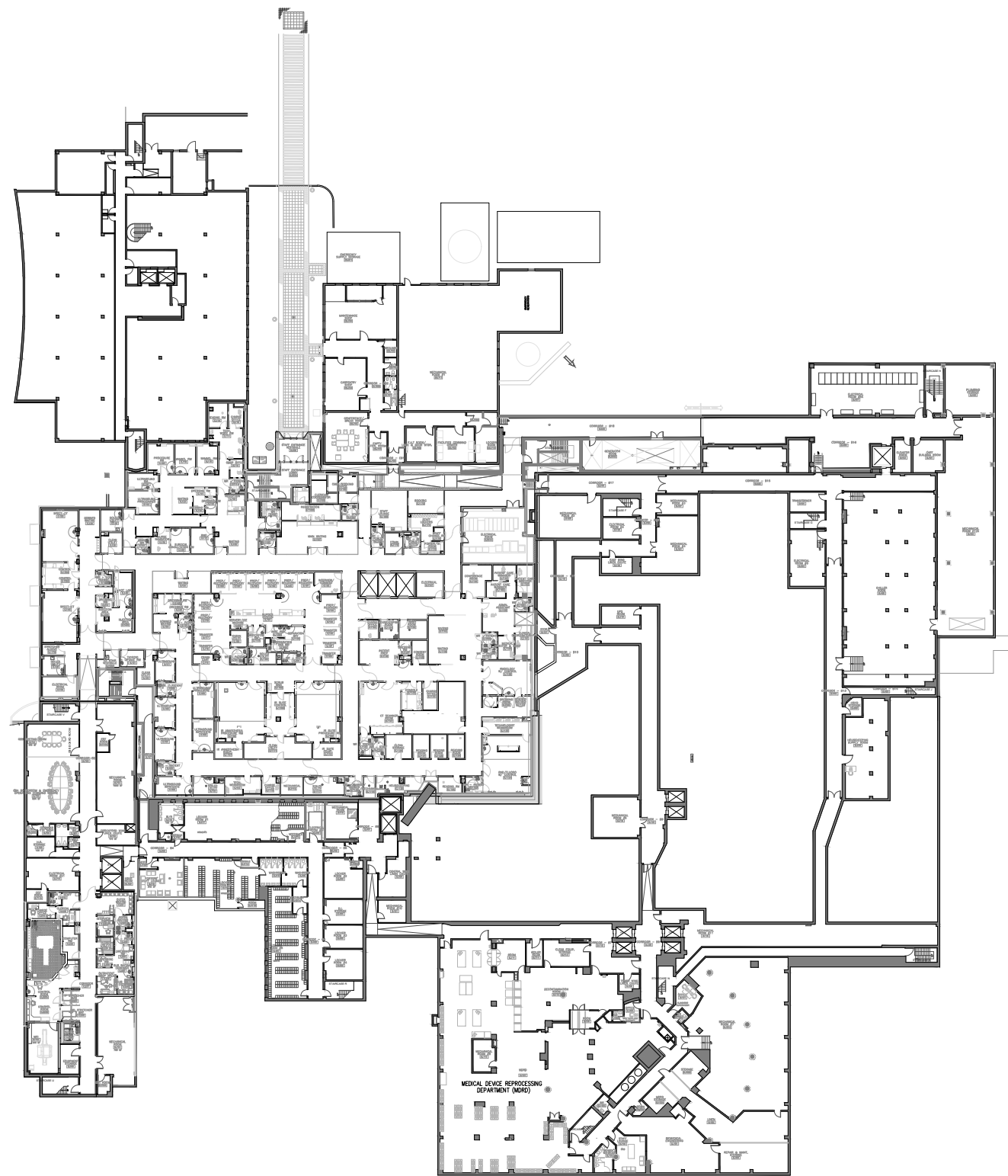
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = 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. Another phase is present but is too small to analyze.

## **Appendix B**

### **Site Plans**

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LEGEND



1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023 REPORT.  
2) **NOT ALL ASBESTOS-CONTAINING MATERIALS ARE INDICATED IN THE FLOOR PLAN.** REFER TO THE REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023 REPORT FOR FURTHER DETAILS.  
3) REMOVAL OR DISTURBANCE OF ASBESTOS-CONTAINING BUILDING MATERIALS MUST BE CONDUCTED IN ACCORDANCE WITH ONTARIO REGULATION 278/05 "DESIGNATED SUBSTANCE - ASBESTOS ON CONSTRUCTION PROJECTS AND IN BUILDINGS AND REPAIR OPERATIONS".  
4) ASBESTOS-CONTAINING PIPE INSULATION IS PRESENT THROUGHOUT THE SUBJECT BUILDING WITH EXCEPTION OF THE 2009 BUILDING ADDITION.

CONCOURSE

REASSESSMENT OF  
ASBESTOS-CONTAINING MATERIALS  
2023

3050 LAWRENCE AVENUE EAST  
SCARBOROUGH, ONTARIO

DRAWING NO.

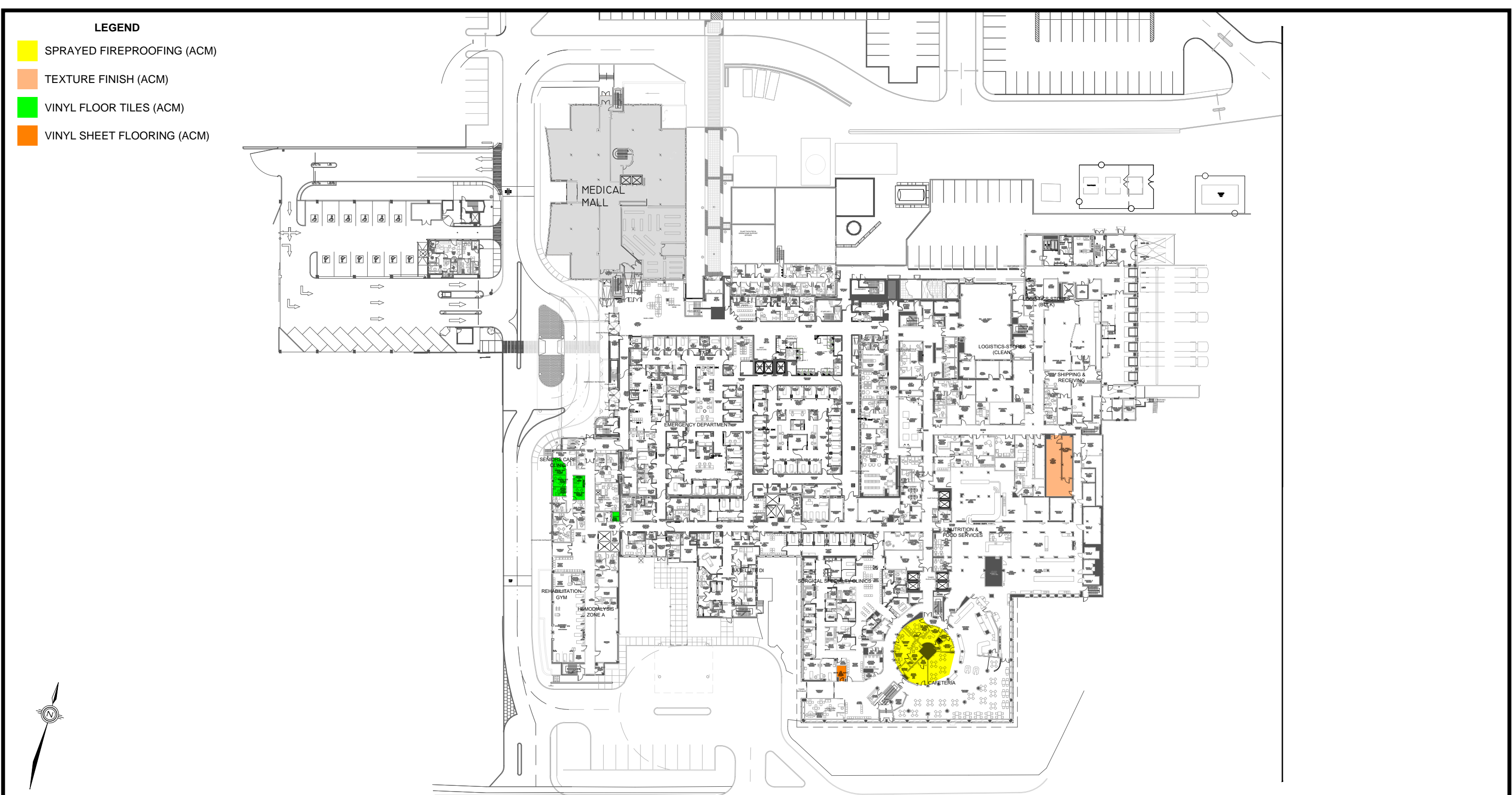
**DS-1**

DATE: JUNE 6 & 7, 2023

SAFETECH PROJECT NO.  
1-S1230015

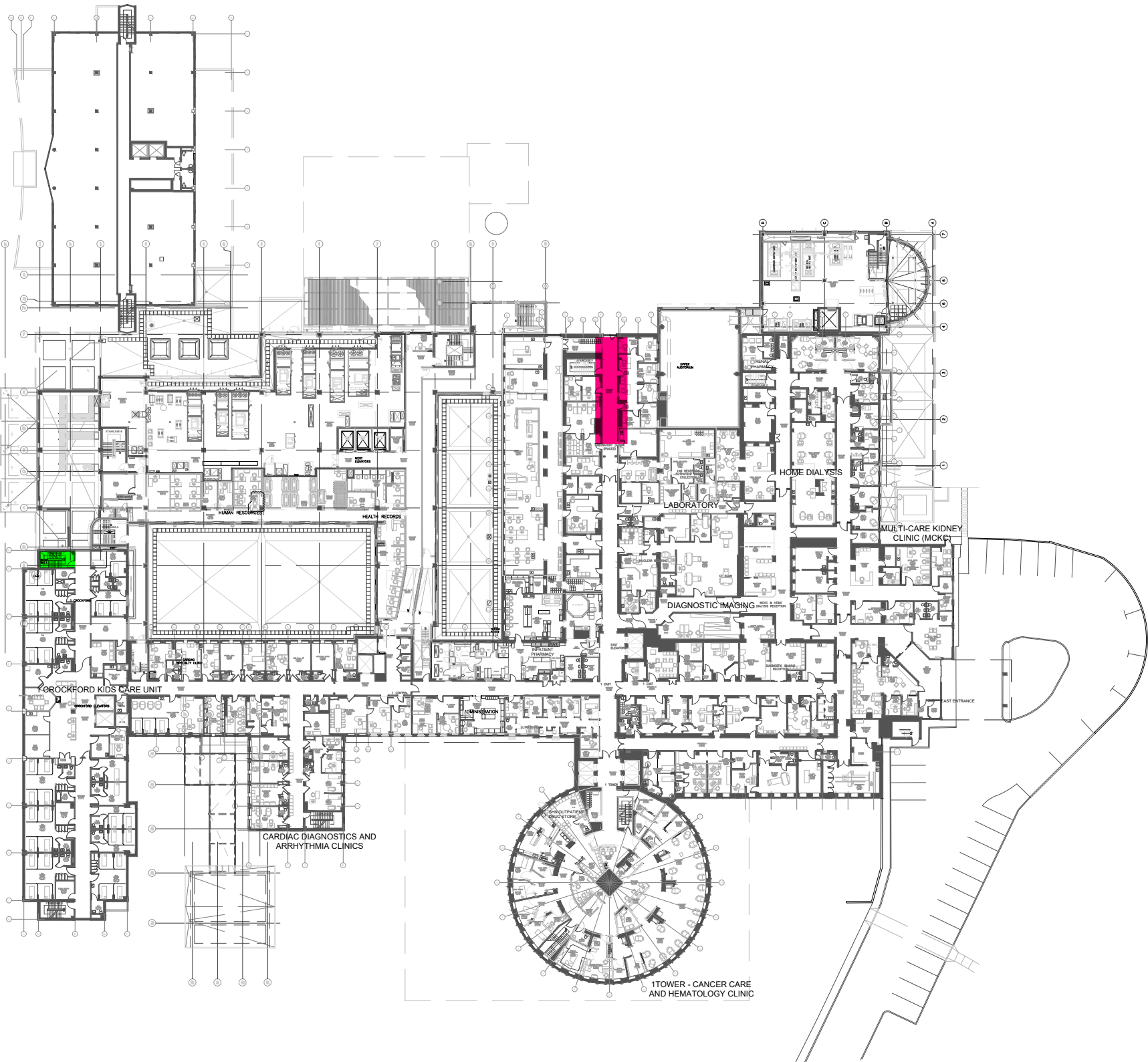


3045 SOUTHCREEK RD, UNIT 14  
MISSISSAUGA, ONTARIO  
L4X 2X7



LEGEND

- DUCT INSULATION (ACM)
- VINYL FLOOR TILES (ACM)



- 1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023 REPORT.
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FIRST FLOOR

REASSESSMENT OF  
ASBESTOS-CONTAINING MATERIALS  
2023

3050 LAWRENCE AVENUE EAST  
SCARBOROUGH, ONTARIO

DRAWING NO.  
**DS-3**

DATE: JUNE 6 & 7, 2023

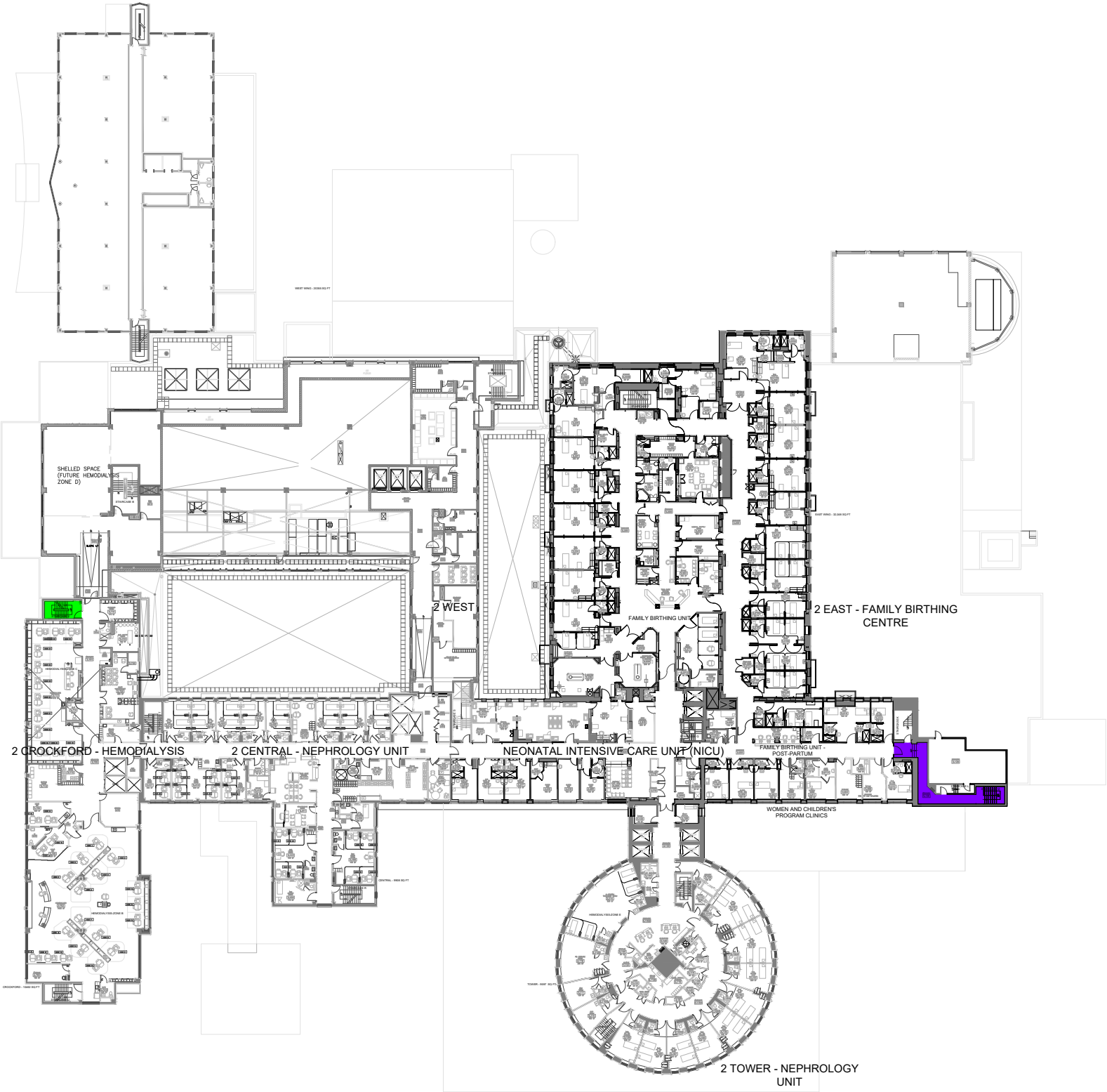
SAFETECH PROJECT NO.  
1-S1230015



3045 SOUTHCREEK RD, UNIT 14  
MISSISSAUGA, ONTARIO  
L4X 2X7

LEGEND

- LAY-IN ACOUSTICAL CEILING TILES (ACM)
- VINYL FLOOR TILES (ACM)



- 1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023 REPORT.
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SECOND FLOOR

REASSESSMENT OF  
ASBESTOS-CONTAINING MATERIALS  
2023

3050 LAWRENCE AVENUE EAST  
SCARBOROUGH, ONTARIO

DRAWING NO.

DS-4

DATE: JUNE 6 & 7, 2023

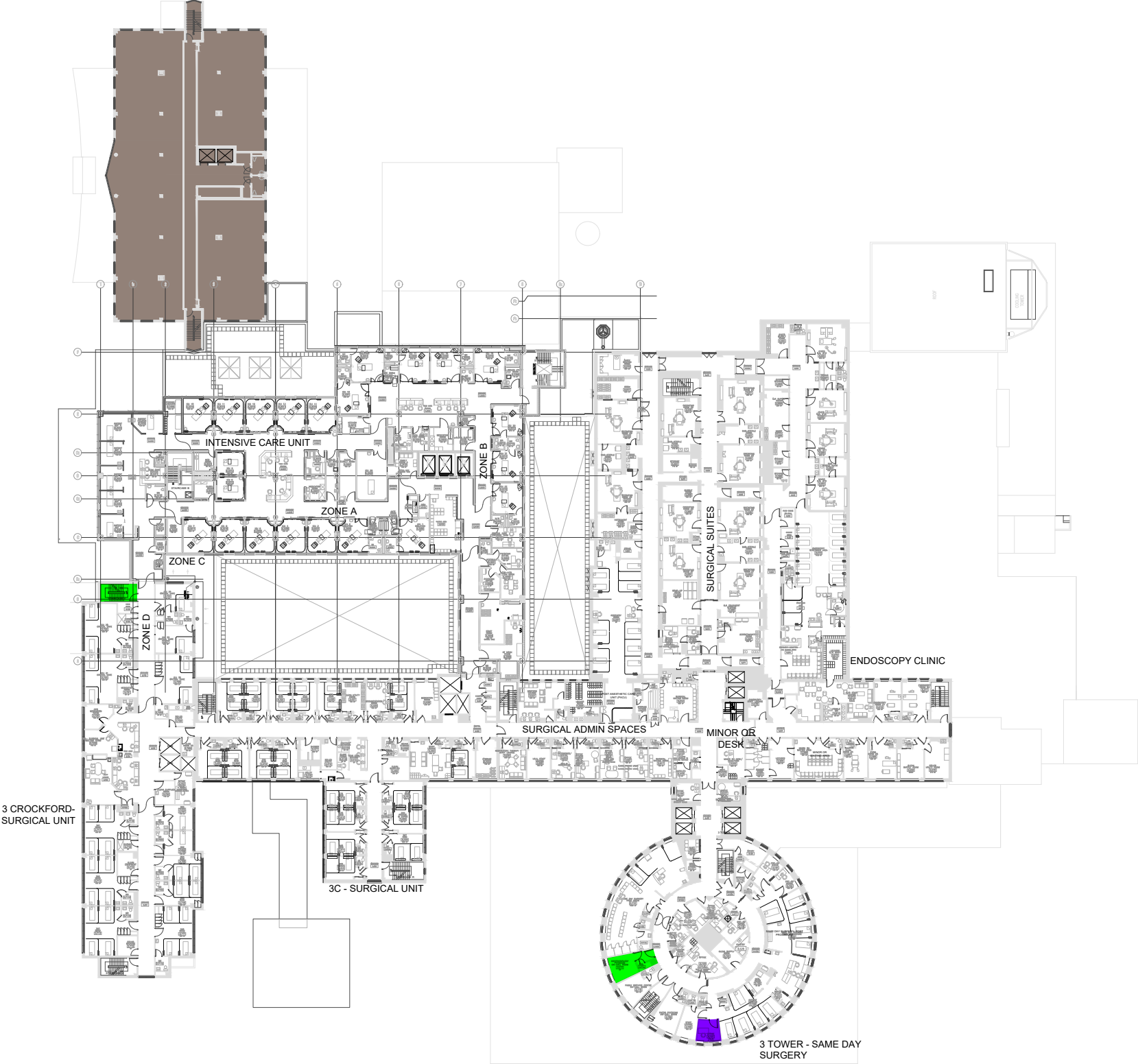
SAFETECH PROJECT NO.  
1-S1230015



3045 SOUTHCREEK RD, UNIT 14  
MISSISSAUGA, ONTARIO  
L4X 2X7

LEGEND

- LAY-IN ACOUSTICAL CEILING TILES (ACM)
- VINYL FLOOR TILES (ACM)



1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023 REPORT.

2) **NOT ALL ASBESTOS-CONTAINING MATERIALS ARE INDICATED IN THE FLOOR PLAN.** REFER TO THE REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023 REPORT FOR FURTHER DETAILS.

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THIRD FLOOR

REASSESSMENT OF  
ASBESTOS-CONTAINING MATERIALS  
2023

3050 LAWRENCE AVENUE EAST  
SCARBOROUGH, ONTARIO

DRAWING NO.

DS-5

DATE: JUNE 6 & 7, 2023

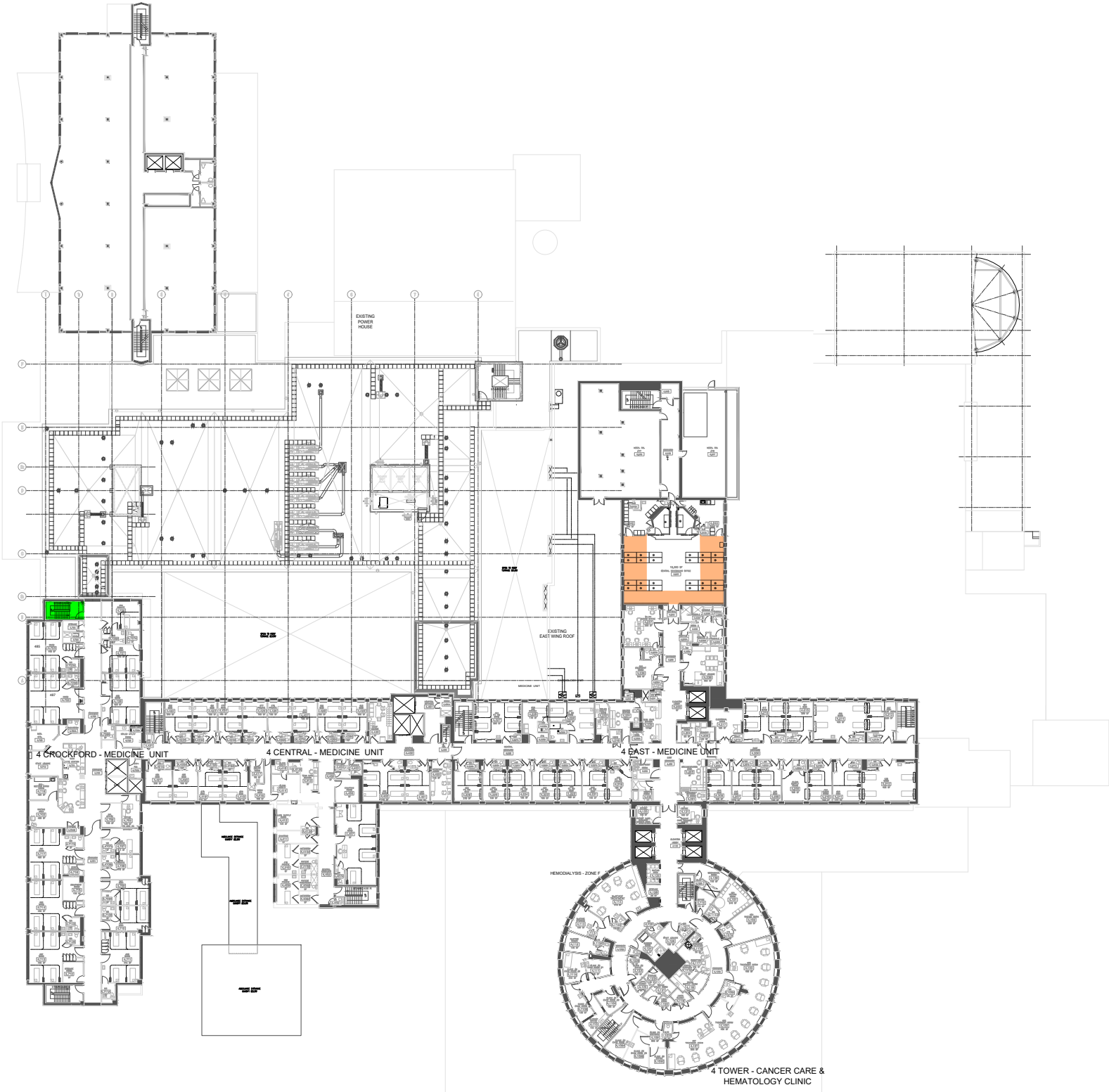
SAFETECH PROJECT NO.  
1-S1230015



3045 SOUTHCREEK RD, UNIT 14  
MISSISSAUGA, ONTARIO  
L4X 2X7

LEGEND

- TEXTURE FINISH (ACM)
- VINYL FLOOR TILES (ACM)



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FOURTH FLOOR

REASSESSMENT OF  
ASBESTOS-CONTAINING MATERIALS  
2023

3050 LAWRENCE AVENUE EAST  
SCARBOROUGH, ONTARIO

DRAWING NO.

DS-6

DATE: JUNE 6 & 7, 2023

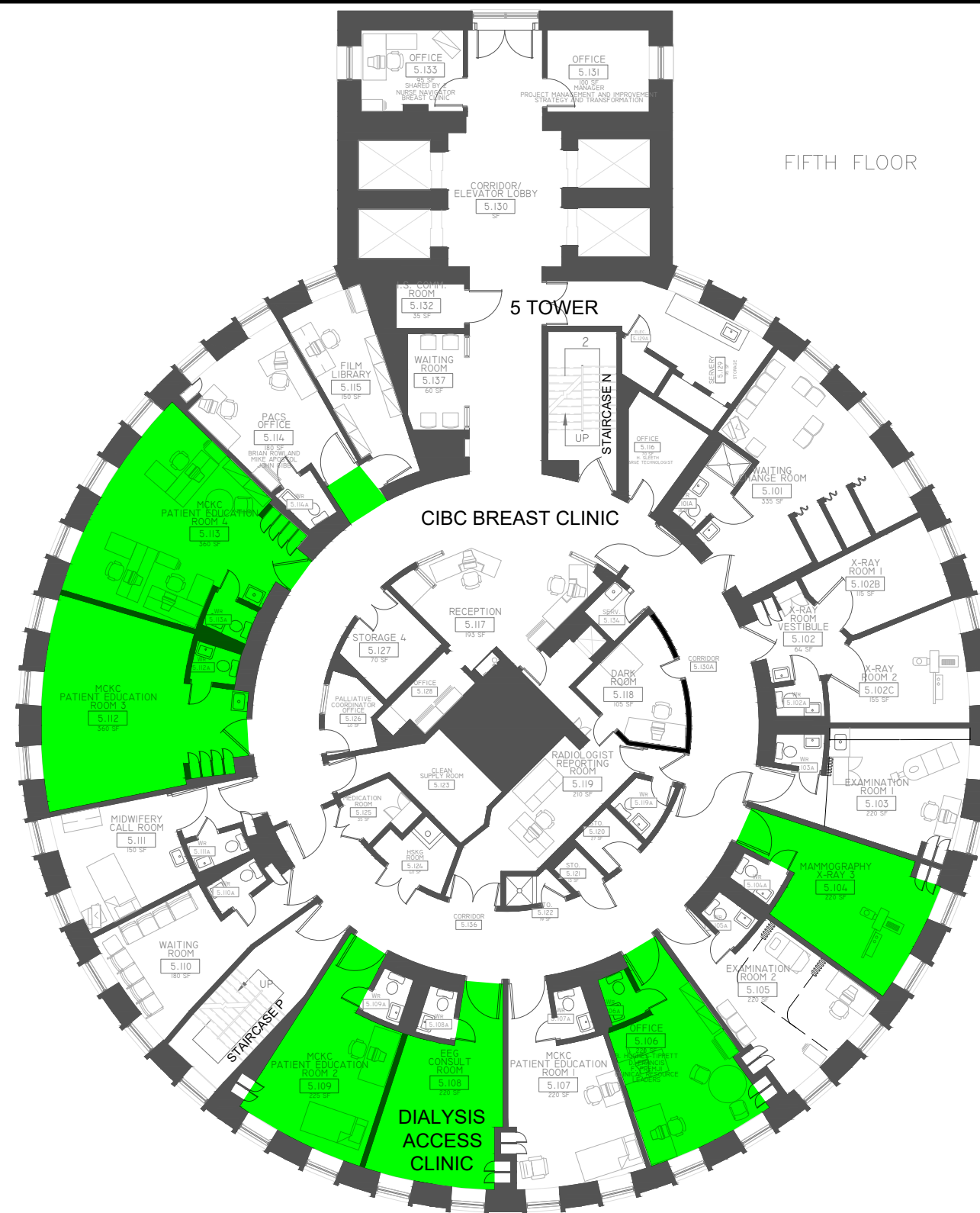
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1-S1230015



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MISSISSAUGA, ONTARIO  
L4X 2X7

## LEGEND

## VINYL FLOOR TILES (ACM)



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## FIFTH FLOOR

# REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023

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SCARBOROUGH, ONTARIO

DRAWING NO.

**DS-7**

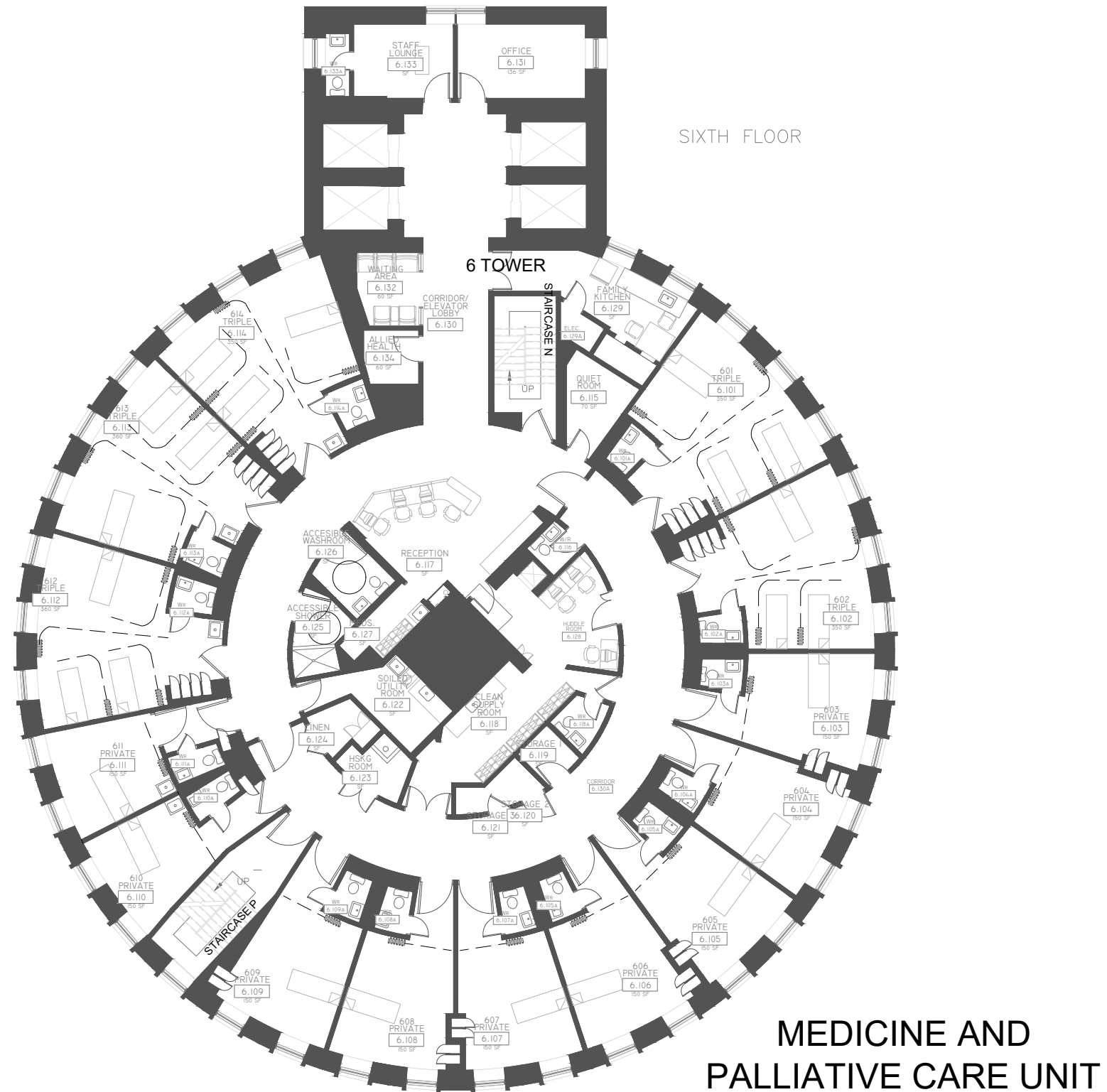
DATE: JUNE 6 &amp; 7, 2023

SAFETECH PROJECT NO.  
1-S1230015



3045 SOUTHCREEK RD, UNIT 14  
MISSISSAUGA, ONTARIO  
L4X 2X7

LEGEND



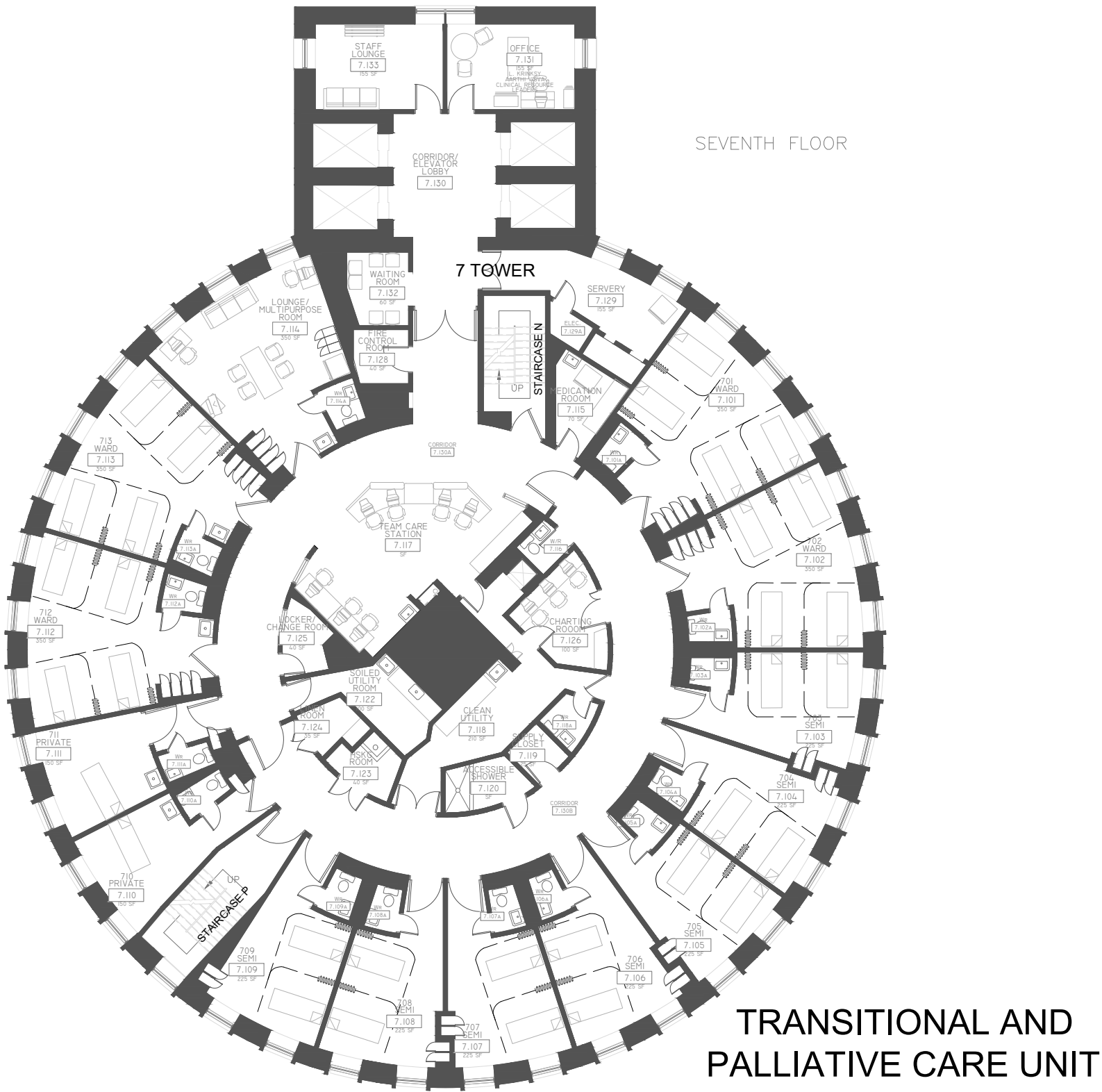
1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023 REPORT.  
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SIXTH FLOOR	DRAWING NO.
REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023	<b>DS-8</b>
3050 LAWRENCE AVENUE EAST SCARBOROUGH, ONTARIO	DATE: JUNE 6 & 7, 2023
	SAFETECH PROJECT NO. 1-S1230015

**safetech**  
ENVIRONMENTAL LTD.

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MISSISSAUGA, ONTARIO  
L4X 2X7

LEGEND



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SEVENTH FLOOR

REASSESSMENT OF  
ASBESTOS-CONTAINING MATERIALS  
2023

3050 LAWRENCE AVENUE EAST  
SCARBOROUGH, ONTARIO

DRAWING NO.

DS-9

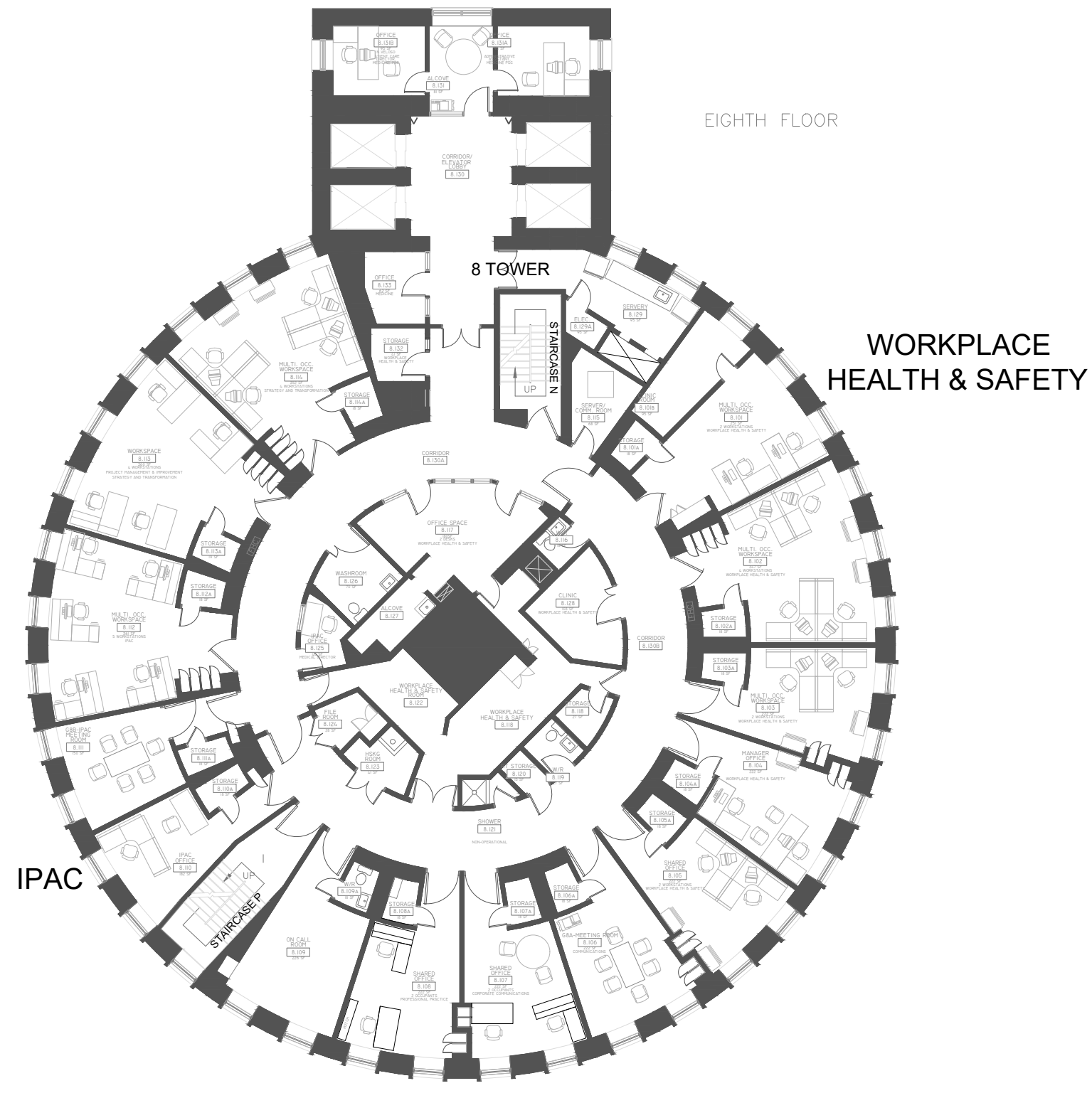
DATE: JUNE 6 & 7, 2023

SAFETECH PROJECT NO.  
1-S1230015



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MISSISSAUGA, ONTARIO  
L4X 2X7

## LEGEND



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## EIGHTH FLOOR

# REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023

3050 LAWRENCE AVENUE EAST  
SCARBOROUGH, ONTARIO

DRAWING NO.

**DS-10**

DATE: JUNE 6 &amp; 7, 2023

SAFETECH PROJECT NO.  
1-S1230015



3045 SOUTHCREEK RD, UNIT 14  
MISSISSAUGA, ONTARIO  
L4X 2X7



- NINTH FLOOR
- 
- REASSESSMENT OF  
ASBESTOS-CONTAINING MATERIALS  
2023
- 
- 3050 LAWRENCE AVENUE EAST  
SCARBOROUGH, ONTARIO

# DS-11

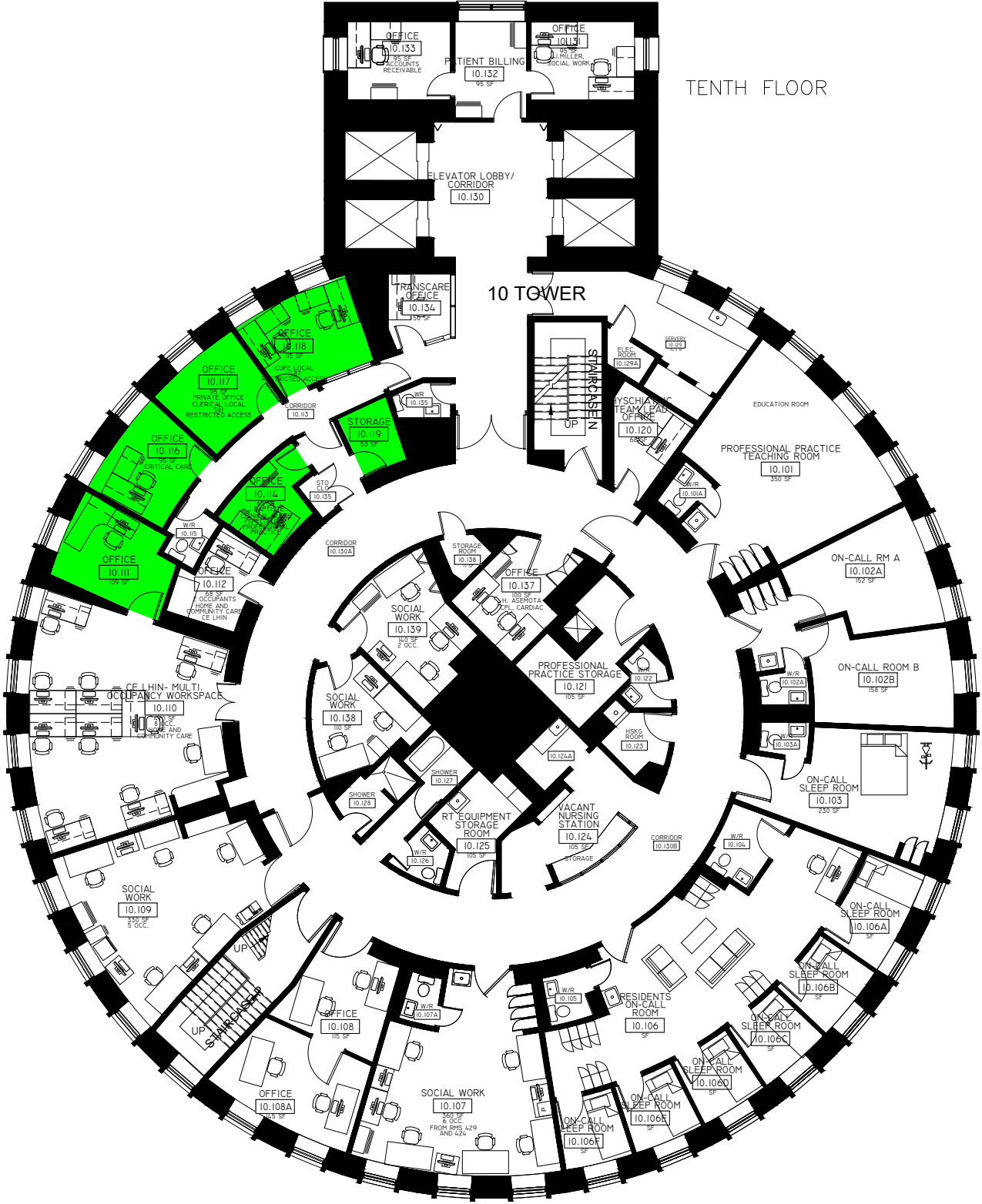
SAFETECH PROJECT NO.  
1-S1230015



3045 SOUTHCREEK RD, UNIT 14  
MISSISSAUGA, ONTARIO  
L4X 2X7

LEGEND

VINYL FLOOR TILES (ACM)



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TENTH FLOOR	DRAWING NO.
REASSESSMENT OF ASBESTOS-CONTAINING MATERIALS 2023	DS-12
3050 LAWRENCE AVENUE EAST SCARBOROUGH, ONTARIO	DATE: JUNE 6 & 7, 2023
	SAFETECH PROJECT NO. 1-S1230015



3045 SOUTHCREEK RD, UNIT 14  
MISSISSAUGA, ONTARIO  
L4X 2X7

## **Appendix C**

### **Summary of ACM Occurrences**

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Floor	Room No.	Room Description	System	Material	Description	Classification	Friable/ Non-Friable	Condition	Est. Quantity	Unit	Access	Action
Ground	G.128	Ground Floor Cafeteria	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.110	Storage	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.111	Office	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.111a	Safe Room	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.112	Volunteer Services	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.112a	STO	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.113	Office	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.114	Reception	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.124	NFS Staff Education Room	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.124a	Storage	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.125	NFS Secretary	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Ground	G.125a	Storage	Structure	Sprayed Fireproofing	Asbestos-containing sprayed fireproofing on concrete structural columns	ACM	Friable	Good	300	SF	E	7
Penthouse	No Door Number	Tower Wing Mechanical Room	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on hot water heating and chilled water piping	ACM	Friable	Good	20	EACH	B	7
5th	Mechanical Room 19/19A	Tower Wing Mechanical Room	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on domestic cold water and hot water piping	ACM	Friable	Good	12	EACH	B	7
5th	Mechanical Room 19/19A	Tower Wing Mechanical Room	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell, magnesia block and sweatwrap) on domestic cold and hot water heat piping	ACM	Friable	Good	12	LF	B	7
4th	4.433	Central Wing Mechanical Room #18	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on domestic cold water and hot water piping	ACM	Friable	Good	11	EACH	B	7
4th	4.433	Central Wing Mechanical Room #18	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic cold and hot water heat piping	ACM	Friable	Good	20	LF	B	7
4th	4.247	East Wing Mechanical Room #16	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on domestic cold water and hot water piping	ACM	Friable	Good	30	EACH	B	7
4th	2.246	East Wing Mechanical Room #17	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on domestic cold water and hot water piping	ACM	Friable	Good	35	EACH	B	7
2nd	No Door Number	East Wing Mechanical Room #15	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on domestic cold water, hot water piping and storm drain lines	ACM	Friable	Good	45	EACH	B	7
2nd	No Door Number	East Wing Mechanical Room #15	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic cold, hot water heat piping and storm drain lines	ACM	Friable	Good	125	LF	B	7
1st	1.266	East Wing Lab Area	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on domestic cold water and hot water piping	ACM	Friable	Good	45	EACH	B	7
1st	1.266	East Wing Lab Area	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic cold, hot water heat piping and storm drain lines	ACM	Friable	Good	40	LF	B	7
1st	Corridors (Throughout)	East Wing Corridors	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on domestic cold water and hot water piping	ACM	Friable	Good	50	EACH	D	7
1st	Corridors (Throughout)	East Wing Corridors	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic cold, hot water heat piping and storm drain lines	ACM	Friable	Good	800	LF	D	7
Ground	G.129	Tower Wing Cafeteria	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe fitting insulation (parging cement) on domestic cold water and hot water piping	ACM	Friable	Good	10	EACH	D	7
Ground	G.307	East Wing Food Storage Room	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water lines	ACM	Friable	Good	10	EACH	D	7

Ground	G.307	East Wing Food Storage Room	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (sweatwrap) on domestic water lines	ACM	Friable	Good	60	LF	D	7
Ground	Corridors (Throughout)	East Wing Corridors	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	75	EACH	D	7
Ground	Corridors (Throughout)	East Wing Corridors	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic hot water heating lines	ACM	Friable	Good	250	LF	D	7
Ground	Corridors (Throughout)	East Wing Corridor Towards Central Wing	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	25	EACH	D	7
Ground	Corridors (Throughout)	East Wing Corridor Towards Central Wing	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	400	LF	D	7
Concourse	Corridors (Throughout)	Central Wing Corridor Towards Tower Wing	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	40	EACH	B	7
Concourse	Corridors (Throughout)	Central Wing Corridor Towards Tower Wing	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	750	LF	B	7
Concourse	Corridors (Throughout)	Central Wing Corridor Towards Crockford Wing	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	20	EACH	D	7
Concourse	Corridors (Throughout)	Central Wing Corridor Towards Crockford Wing	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	150	LF	D	7
Concourse	Corridors (Throughout)	Central Wing Corridor Towards West Wing	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	50	EACH	B	7
Concourse	Corridors (Throughout)	Central Wing Corridor Towards West Wing	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	125	LF	B	7
Concourse	B.102	Linen Storage	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	50	EACH	B	7
Concourse	B.102	Linen Storage	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	175	LF	B	7
Concourse	B.116	Tower Wing Mechanical Room #11	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	75	EACH	B	7
Concourse	B.116	Tower Wing Mechanical Room #11	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	240	LF	B	7
Concourse	B.101A	Tower Wing Mechanical Room #7	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	175	EACH	B	7
Concourse	B.101A	Tower Wing Mechanical Room #7	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	1,500	LF	B	7
Concourse	Corridors (Throughout)	East Wing Corridor	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	14	EACH	B	7
Concourse	Corridors (Throughout)	East Wing Corridor	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	475	LF	B	7
Concourse	B.468	East Wing Mechanical Room #12	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water, hot water heating lines and storm drain lines	ACM	Friable	Good	90	EACH	B	7
Concourse	B.468	East Wing Mechanical Room #12	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water, hot water heating lines and storm drain lines	ACM	Friable	Good	150	LF	B	7
Concourse	No Door Number	East Wing Mechanical Room #2	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on steam and hot water heating lines	ACM	Friable	Good	37	EACH	B	7
Concourse	No Door Number	East Wing Mechanical Room #2	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on steam and hot water heating lines	ACM	Friable	Good	120	LF	B	7
Concourse	B.124	East Wing Mechanical Room #4	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water lines	ACM	Friable	Good	1	EACH	B	7
Concourse	No Door Number	Mechanical Room #1	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water, steam and hot water heating lines	ACM	Friable	Good	150	EACH	B	7

Concourse	No Door Number	Mechanical Room #1	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water, steam and hot water heating lines	ACM	Friable	Good	150	LF	B	7
Concourse	No Door Number	Operations Lunch Room	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water lines	ACM	Friable	Good	3	EACH	B	7
Concourse	B.400	Crockford Wing Corridor	Pipe	Pipe Insulation	Asbestos-containing pipe insulation (aircell and sweatwrap) on domestic water and hot water heating lines	ACM	Friable	Good	125	LF	B	7
Concourse	B.400	Crockford Wing Corridor	Pipe	Pipe Fitting Insulation	Asbestos-containing pipe insulation (parging cement) on domestic water and hot water heating lines	ACM	Friable	Good	10	EACH	B	7
Concourse	B.468	Mechanical Room 12A	Ducts	Insulation	Asbestos-containing duct insulation (parging cement) beneath fiberglass and canvas jacketing at edges of ductwork	ACM	Friable	Good	500	SF	B	7
1st	No Door Number	Mechanical Room 19	Ducts	Insulation	Asbestos-containing duct insulation (parging cement) beneath fiberglass and canvas jacketing at edges of ductwork	ACM	Friable	Good	500	SF	B	7
1st	1.280.	First Floor Corridor	Ducts	Insulation	Asbestos-containing duct insulation (tar-impregnated paper) within ceiling plenum	ACM	Friable	Good	500	SF	D	7
1st	1.284, 1.279, 1.279A, 1.279F	Offices	Ducts	Insulation	Asbestos-containing duct insulation (tar-impregnated paper) within ceiling plenum	ACM	Friable	Good	500	SF	D	7
Concourse	No Door Number	Mechanical Room #1	Mechanical	Tank Insulation	Asbestos-containing insulation (parging cement) at the ends of two hot water tanks	ACM	Friable	Good	300	SF	B	7
Throughout	Throughout	Tower Wing Penthouse Mechanical Room	Pipe	Firestop	Firestopping material at conduit and pipe penetrations	Suspected ACM	Friable	Good	Not Determined	N/A	B	8
3rd	G.307	NFS Storage Room	Wall / Ceiling	Texture Finish	Asbestos-containing texture finish on walls and ceilings	ACM	Friable	Good	800	SF	A	7
4th	4.421	Central Scheduling Office	Wall / Ceiling	Texture Finish	Asbestos-containing texture finish on walls and ceilings	ACM	Friable	Good	2,400	SF	A	7
Ground	G.123	Cafeteria Corridor	Ceiling	Ceiling Tiles	Asbestos-containing 2'x4' white pinhole swirl pattern lay-in acoustic ceiling tiles	ACM	Non-Friable	Good	500	SF	C	7
2nd	2.136	Corridor	Ceiling	Ceiling Tiles	Asbestos-containing 2'x4' white pinhole swirl pattern lay-in acoustic ceiling tiles	ACM	Non-Friable	Good	500	SF	C	7
3rd	3.107	Corridor	Ceiling	Ceiling Tiles	Asbestos-containing 2'x4' white pinhole swirl pattern lay-in acoustic ceiling tiles	ACM	Non-Friable	Good	500	SF	C	7
9th	9.111, 9.113, 9.114, 9.115, 9.124, 9.125	Patient Rooms	Ceiling	Ceiling Tiles	Asbestos-containing 2'x4' white pinhole swirl pattern lay-in acoustic ceiling tiles	ACM	Non-Friable	Good	500	SF	C	7
Ground	G.701, G.725, G.726, G.727, G.728, G.729	Offices/Patient Rooms	Floor	Vinyl Floor Tile	Asbestos-containing vinyl floor tile and mastic	ACM	Non-Friable	Good	3,000	SF	A	7
3rd	3.111	Anesthesiology Physician On-Call Room	Floor	Vinyl Floor Tile	Asbestos-containing vinyl floor tile and mastic	ACM	Non-Friable	Good	500	SF	A	7
5th	5.104, 5.106, 5.108, 5.109, 5.112, 5.113 and 5.114	Offices/Patient Rooms	Floor	Vinyl Floor Tile	Asbestos-containing vinyl floor tile and mastic	ACM	Non-Friable	Good	3,500	SF	A	7
10th	10.114, 10.115, 10.116, 10.117, 10.118 and 10.119	Offices/Patient Rooms	Floor	Vinyl Floor Tile	Asbestos-containing vinyl floor tile and mastic	ACM	Non-Friable	Good	3,000	SF	A	7
Throughout	Throughout Subject Building (With Exception of West Wing)	Throughout Subject Building (With Exception of West Wing)	Floor	Vinyl Floor Tile	Asbestos-containing vinyl floor tile and mastic throughout the subject building with the exception of the West Wing	Suspected ACM	Non-Friable	Good	Not Determined	N/A	A	8
Ground	G.103	I.S. Device Sign In / Out Room	Floor	Sheet Vinyl Flooring	Asbestos-containing beige and grey mosaic pattern vinyl sheet flooring	ACM	Friable	Good	100	SF	B	7
-	-	-	Roof	Roofing Tar	Roofing felts and tar	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	B	8
-	-	-	Floor	Leveling Compound	Concrete floor leveling compound	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	E	8
-	-	-	Electrical	Elevator Brakes	Elevator and lift brakes	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	E	8
-	-	-	Misc.	Moulded Plastic Components	Laboratory bench tops	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	A	8
-	-	-	Mechanical	Refractory	Refractory materials inside boilers, incinerators and stacks	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	E	8
-	-	-	Mechanical	Boiler Insulation	Insulation present beneath metal cladding on boilers	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	E	8
-	-	-	Wall	Vermiculite	Vermiculite / loose-fill insulation within concrete block wall cavities	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	E	8
-	-	-	Ducts	Sealant	Duct sealants	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	D	8
-	-	-	Exterior	Caulking	Caulkings at exterior	Suspected ACM	Friable	Not Applicable	Not Determined	N/A	A	8

## **Appendix D**

### **Historical Bulk Sampling Records**

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Year	Sample #	Location	Sample Description	Asbestos Content	Other
<b>Project No: S1230031</b>					
2023	A89884-1	3rd Floor Dr's Lounge (Runner)	Grey, vinyl flooring & Yellow Mastic	None Detected	-
2023	A89884-2	3rd Floor Dr's Lounge (Runner)	Grey, vinyl flooring & Yellow Mastic	None Detected	-
2023	A89884-3	3rd Floor Dr's Lounge (Runner)	Grey, vinyl flooring & Yellow Mastic	None Detected	-
2023	A89884-4	3rd Floor Dr's Lounge (BathRoom)	Off white, vinyl sheet backing & Mastic	None Detected	-
2023	A89884-5	3rd Floor Dr's Lounge (BathRoom)	Off white, vinyl sheet backing	None Detected	-
2023	A89884-6	3rd Floor Dr's Lounge (BathRoom)	Off white, vinyl sheet backing & Mastic	None Detected	-
2023	A89884-7	3rd Floor Dr's Lounge BathRoom Runner (Flat Brown)	Brown , Vinyl Flooring	None Detected	-
2023	A89884-8	3rd Floor Dr's Lounge BathRoom Runner (Flat Brown)	Brown , Vinyl Flooring	None Detected	-
2023	A89884-9	3rd Floor Dr's Lounge BathRoom Runner (Flat Brown)	Brown , vinyl flooring & mastic	None Detected	-
2023	A89884-10	3rd Floor Dr's Lounge - Flooring	Brown , vinyl flooring & mastic	None Detected	-
2023	A89884-11	3rd Floor Dr's Lounge - Flooring	Brown , vinyl flooring & mastic	None Detected	-
2023	A89884-12	3rd Floor Dr's Lounge - Flooring	Brown , vinyl flooring & mastic	None Detected	-
2023	A89884-13	Ground Floor Dr's Lounge (Runner)	Grey Vinyl Flooring	None Detected	-
2023	A89884-14	Ground Floor Dr's Lounge (Runner)	Grey Vinyl Flooring	None Detected	-
2023	A89884-15	Ground Floor Dr's Lounge (Runner)	Grey Vinyl Flooring	None Detected	-
2023	A89884-16	Ground Floor Dr's Lounge - Flooring	Off White Vinyl Flooring Coloringless mastic, Grey, cementitious material	None Detected	-
2023	A89884-17	Ground Floor Dr's Lounge - Flooring	Off White Vinyl Flooring Coloringless mastic, Grey, cementitious material	None Detected	-
2023	A89884-18	Ground Floor Dr's Lounge - Flooring	Off White Vinyl Flooring Coloringless mastic, Grey, cementitious material	None Detected	-
2023	A89884-19	Mastic Associated With "VSFI"	Colourless, mastic	None Detected	-
2023	A89884-20	Mastic Associated With "VSFI"	Colourless, mastic	None Detected	-
2023	A89884-21	Mastic Associated With "VSFI"	Colourless, mastic	None Detected	-
2023	A89884-22	3rd Floor Dr's Lounge Behind Drywall	White, texture coat, White, plaster, Light grey, plaster	None Detected	-
2023	A89884-23	3rd Floor Dr's Lounge Behind Drywall	White, texture coat, White, plaster, Light grey, plaster	None Detected	-
2023	A89884-24	3rd Floor Dr's Lounge Behind Drywall	White, texture coat, White, plaster, Light grey, plaster	None Detected	-
2023	A89884-25	Ground Floor Dr's Lounge False Wall	White Plaster, Grey Plaster	None Detected	-
2023	A89884-26	Ground Floor Dr's Lounge False Wall	White Plaster, Grey Plaster	None Detected	-
2023	A89884-27	Ground Floor Dr's Lounge False Wall	White Plaster, Grey Plaster	None Detected	-
2023	A89884-28	3rd Floor Dr's Lounge Drywall Joint Compound	White Joint Compound	None Detected	-

Year	Sample #	Location	Sample Description	Asbestos Content	Other
2023	A89884-29	3rd Floor Dr's Lounge Drywall Joint Compound	White Joint Compound	None Detected	-
2023	A89884-30	3rd Floor Dr's Lounge Drywall Joint Compound	White Joint Compound	None Detected	-
2023	A89884-31	3rd Floor Dr's Lounge Drywall Joint Compound	White Joint Compound	None Detected	-
2023	A89884-32	3rd Floor Dr's Lounge Drywall Joint Compound	White Joint Compound	None Detected	-
2023	A89884-33	3rd Floor Dr's Lounge Drywall Joint Compound	White Joint Compound	None Detected	-
<b>Project No: 1-5210359</b>					
2023	1A-1C	Clean Supply Room 2.401	Insulation on Water Drain Pipe, (Tar Paper)	None Detected	-
<b>Project No: 1-3210787</b>					
2021	A73330-1	Room 1.243	White, Drywall joint compound	None Detected	-
2021	A73330-2	Room 1.243a	White & Off-White, Drywall joint compound	None Detected	-
2021	A73330-3	Room 1.244	White, Drywall joint compound	None Detected	-
2021	A73330-4	Room 1.420	White Plaster, Grey Plaster	None Detected	-
2021	A73330-5	Room 1.420	White Plaster, Grey Plaster	None Detected	-
2021	A73330-6	Room 1.420	White Plaster, Grey Plaster	None Detected	-
2021	A73330-7	Room 1.420	White, Vinyl Sheet Flooring	None Detected	-
2021	A73330-8	Room 1.420	White, Vinyl Sheet Flooring	None Detected	-
2021	A73330-9	Room 1.420	White, Vinyl Sheet Flooring	None Detected	-
<b>Project No: 1-3210474</b>					
2021	A69984-1	Office 1.250	White, plaster, Light grey, plaster	None Detected	-
2021	A69984-2	North Corridor	White, plaster, Light grey, plaster	None Detected	-
2021	A69984-3	Pharmacy Room 1.249	White, plaster, Light grey, plaster	None Detected	-
2021	A69984-4	North Corridor	2'x4' random pinholes acoustic ceiling tiles	None Detected	-
2021	A69984-5	Office 1.252	2'x4' random pinholes acoustic ceiling tiles	None Detected	-
2021	A69984-6	Pharmacy Room 1.249	2'x4' random pinholes acoustic ceiling tiles	None Detected	-
2021	A69984-7	North Corridor	Cellulose pipe insulation	Grey, layered paper (Chrysotile <0.5) Black, fibrous material with tar (Chrysotile 60)	-

Year	Sample #	Location	Sample Description	Asbestos Content	Other
2021	A69984-8	North Corridor	Cellulose pipe insulation	Grey, layered paper (Chrysotile <0.5) Black, fibrous material with tar (Chrysotile 60)	-
2021	A69984-9	North Corridor	Cellulose pipe insulation	Grey, layered paper (Chrysotile <0.5) Black, fibrous material with tar (Chrysotile 60)	-
2021	A69984-10	North Corridor	Grey Parging Cement	Chrysotile 60	-
2021	A69984-11	North Corridor	Grey Parging Cement	Chrysotile 60	-
2021	A69984-12	North Corridor	Grey Parging Cement	Chrysotile 60	-
2021	A69984-13	Main Corridor	Fibrous insulation Grey, paper	Chrysotile 80	-
2021	A69984-14	Main Corridor	Fibrous insulation Grey, paper	Chrysotile 80	-
2021	A69984-15	Main Corridor	Fibrous insulation Grey, paper	Chrysotile 80	-
2021	A69984-16	Main Corridor	Mortar Grey, cementitious material	None Detected	-
2021	A69984-17	Main Corridor	Mortar Grey, cementitious material	None Detected	-
2021	A69984-18	Main Corridor	Mortar Grey, cementitious material	None Detected	-
<b>Project No: 1-3210786</b>					
2021	A73329-1	Room 1.412	Pipe Wrap Insulation Grey, parging cement	Chrysotile 60	-
2021	A73329-2	Room 1.412	Pipe Wrap Insulation Grey, parging cement	Chrysotile 60	-
2021	A73329-3	Room 1.412	Pipe Wrap Insulation Grey, parging cement	Chrysotile 60	-
<b>Project No: 1-3210463</b>					
2021	A69690-1	Room 1.432	9x9 green vinyl tile, Green, vinyl flooring	None Detected	-
2021	A69690-2	Room 1.432	9x9 green vinyl tile, Green, vinyl flooring	None Detected	-
2021	A69690-3	Room 1.432	9x9 green vinyl tile, Green, vinyl flooring	None Detected	-
2021	A69690-4	Room 1.432	9x9 Beige vinyl tile	Chrysotile 0.75	-
2021	A69690-5	Room 1.432	9x9 Beige vinyl tile	Chrysotile 0.75	-
2021	A69690-6	Room 1.432	9x9 Beige vinyl tile	Chrysotile 0.75	-
2021	A69690-7	Room 1.432	Black mastic	None Detected	-
2021	A69690-8	Room 1.432	Black mastic	None Detected	-
2021	A69690-9	Room 1.432	Black mastic	None Detected	-
<b>Project No: 1-3210379</b>					
2021	A68949-1	Room 1.413	9x9 green vinyl tile, Green, vinyl flooring	None Detected	-
2021	A68949-2	Room 1.413	9x9 green vinyl tile, Green, vinyl flooring	None Detected	-
2021	A68949-3	Room 1.413	9x9 green vinyl tile, Green, vinyl flooring	None Detected	-