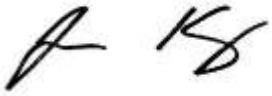
DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT

HVAC Upgrades Project
Project Specific Locations
Amelie House
126 Pape Avenue
Toronto, Ontario
M4M 2V8

Prepared for:
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Safetech Project Number: 1-3250703

Date of Site Work: August 8, 2025
Date of Issue: August 15, 2025

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EXECUTIVE SUMMARY

Safetech Environmental Limited (Safetech) was commissioned by the City of Toronto – Corporate Real Estate Management to conduct a designated substances and hazardous materials assessment associated with the HVAC Upgrade Project within the Amelie House located at 126 Pape Avenue, Toronto, Ontario.

The objective of the assessment was to determine the presence, location, condition and quantities of designated substances and other hazardous materials that have the potential to be disturbed as part of planned construction activities (i.e. HVAC Upgrades Project) so that appropriate control measures can be implemented to protect workers during the work.

A summary of the assessment results and general recommendations based on our findings are provided in the following table. This table should be considered a summary only. Please refer to the Results (Section 2.0), Conclusions and Recommendations (Section 3.0), Hazardous Materials Inventory Sheet (Appendix I) and Site Drawings (Appendix II) of our report for additional details.

Table 1: Summary of Hazardous Materials and Designated Substances

Designated Substance	Findings	Recommendations
Asbestos	The following asbestos-containing materials were identified in the subject area that may be impacted during the project: - textured ceiling - VFT11, 12”x12” red vinyl floor tiles - VFT9, 12”x12” yellow with white streaks vinyl floor tiles.	Disturbance of asbestos-containing materials must be conducted in accordance with Ontario Regulation 278/05 *Designated Substance – Asbestos on Construction Projects and in Building and Repair Operations.* Refer to Table 3 (Results of Assessment for Asbestos-Containing Materials), Section 3.1.1 (Conclusions and Recommendations), Appendix I (Hazardous Materials Inventory Sheet) and Appendix II (Site Drawings). Asbestos-containing waste must be disposed of in accordance with R.R.O. 1990, Regulation 347, *General - Waste Management*.
Lead	Yellow paint on smooth plaster wall contained a concentration of lead below the limit of detection (<0.0064% lead content) and is therefore not considered lead-containing. Beige paint on brick wall and white paint on smooth plaster ceiling were confirmed to be a low-level lead-containing paint (≤0.1% lead content).	Disturbance of lead-containing materials must be conducted in accordance with the Ontario Ministry of Labour, Training and Skills Development (MLTSD) *Lead on Construction Projects* guideline (2011) and/or the Environmental Abatement Council of Canada (EACC) *Lead Guideline* (October 2014). For additional details, refer to Section 2.1.2

	The following materials are assumed to be lead-containing: - paints and surface coatings (not sampled) - glazing associated with ceramic tiles - batteries associated with emergency lighting - solder in copper pipe fittings - solder in electrical components	(Results) and Section 3.1.2 (Conclusions and Recommendations). Lead-containing wastes should be recycled if practicable or handled and disposed of according to R.R.O. 1990, Regulation 347, *General- Waste Management.*
Mercury	Sources of mercury were observed in the subject area and include the following: - vapour in fluorescent lamps	If required, handle lamps with care and keep intact. All waste lamps are recommended to be sent to a lamp recycling facility.
Silica	Building materials identified that are suspected to contain crystalline silica and may be disturbed as part of the planned construction project include: - plaster - drywall walls/drywall joint compound - concrete - mortar	Any work involving the disturbance of silica-containing materials should follow the procedures outlined in the Ontario Ministry of Labour, Training and Skills Development *"Silica on Construction Projects"* guideline. For additional information, refer to Section 2.1.4 (Results) and Section 3.1.4 (Conclusions and Recommendations).
Other Designated Substances	No other designated substances are expected to be present in any significant quantities or in a form that would represent an exposure concern.	No protective measures or procedures specific to acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride are considered necessary.
Other Hazardous Materials	**Findings**	**Recommendations**
Urea Formaldehyde Foam Insulation	No UFFI was identified or is suspected in the subject area.	No action required.
Mould Contamination	No suspect mould contamination was observed on building finishes in the subject area.	No action required.
Pest Infestation	No pest infestations were observed in the areas assessed.	No action required.
Polychlorinated Biphenyls	Fluorescent light ballasts are assumed to contain PCB's.	PCB-containing ballasts should be removed, separated from other waste and disposed of as PCB waste at an authorized destruction facility.

Ozone Depleting and Global Warming Substances	Two (2) small air-conditioning units within the subject areas contain 9.9 oz of HCFC-22. One (1) small air-conditioning units within the subject areas contains 13.4 oz of HCFC-22.	Purge air-conditioning unit(s) of remaining refrigerant prior to removal and disposal. This should be conducted by a certified person who holds a valid Ozone Depletion Prevention Certificate. Servicing and testing of refrigeration equipment should be conducted in accordance with Environment Canada's "*Environmental Code of Practice for Elimination of Fluorocarbon Emissions from Refrigeration and Air Conditioning Systems"*.

This assessment satisfies the Owner's requirements under Section 30 of the Ontario Occupational Health and Safety Act (OHSA), Revised Statutes of Ontario 1990, as amended.

Should you have any questions regarding the information contained in the report, please contact our office.

Safetech Environmental Limited



Jason King
Occupational Health & Safety Technician

August 15, 2025

City of Toronto – Corporate Real Estate Management
Metro Hall
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Attention: Inder Bhamra (he/him), EP, PMP, CSM
Environmental Coordinator

RE: Designated Substances and Hazardous Materials Assessment
HVAC Upgrades Project
Amelie House – Project Specific Locations
126 Pape Avenue, Toronto, Ontario

1.0 INTRODUCTION

1.1 Background and Objectives

Safetech Environmental Limited (Safetech) was commissioned by City of Toronto – Corporate Real Estate Management to conduct a designated substances and hazardous materials assessment within Project Specific Locations (subject areas) of Amelie House (subject building) located at 126 Pape Avenue, Toronto, Ontario. The objective of the assessment was to determine the presence, location, condition and quantities of designated substances and other hazardous materials in the subject areas that have the potential to be disturbed as part of planned construction activities (i.e. HVAC Upgrades Project) so that appropriate control measures can be implemented to protect workers during the work.

This assessment satisfies the Owner's requirements under Section 30 of the Ontario Occupational Health and Safety Act (OHSA), Revised Statutes of Ontario 1990, as amended. Section 30(1) requires a building owner to determine if there are any designated substances present at a project site prior to construction or demolition activities. Sections 30(2), (3) and (4) require the Owner and constructors for a project to provide the findings in this report as part of the tendering information for any tendered project or to prospective contractors (and subcontractors) of a project before entering into a binding contract.

This report documents findings of our on-site inspection that was conducted on August 8, 2025 and provides conclusions and recommendations based on our findings and knowledge of the planned construction project.

1.2 Scope of Work

In accordance with our fee proposal document, our scope of work included the following activities:

- A review of existing documents, including renovation documents and drawings, floor plans and existing environmental assessment reports, etc., where available;
- A visual assessment of accessible area(s) in the subject areas to identify the presence, location, condition and quantities of designated substances and other hazardous materials;
- Collection, analysis and interpretation of representative bulk samples of suspect asbestos-containing building materials for the determination of asbestos content and material classification;
- Collection, analysis and interpretation of representative paint chip samples for the determination of lead content; and
- Preparation of a report to document findings and provide recommendations regarding control measures and/or special handling procedures for designated substances or specific hazardous materials that may be disturbed as part of planned construction activities.

Documents reviewed to aid in the assessment included the following:

- Amelie House Designated Substances Re-Survey Report (project #: 1-3230265) dated June 19, 2024 as prepared by Pinchin Limited. This report is hereafter referred to as the “Pinchin DSHM Report”.
- 126 Pape Avenue, TSSS HVAC Phase IV Drawing (project #: 2425) dated May 2025, as prepared by Workshop Architecture Inc.

This assessment only identified designated substances and hazardous materials that were deemed to be part of the building or somehow otherwise incorporated into the building structure and its finishes. **The following items were not included in our scope of work:**

- Assessing occupant items such as stored products, furnishings, items and materials used or produced as part of a manufacturing process;
- Investigating underground materials or equipment (vessels, drums, underground storage tanks, duct-banks, pipes, or cables);
- Assessing enclosed wall or ceiling cavities; and
- Assessing risers, pipe chases or elevator shafts.

1.3 Description of Area(s) Assessed

The area(s) investigated included all accessible locations of the subject areas. The extent of the area investigated is indicated on the floor plan(s) provided in Appendix II.

2.0 RESULTS

Results of our visual assessment and bulk sample analytical findings are summarized in the sections below.

2.1 Designated Substances

2.1.1 Asbestos

Results of bulk sample analysis for the determination of asbestos content are summarized in the following table. Materials have been classified as “ACM”, “Non-ACM”, “Suspected ACM” or “Presumed Non-ACM” based on analytical results. Materials classified as Suspected ACM or Presumed Non-ACM may require further analysis (depending on site-specific conditions) to verify whether the material should be classified as ACM or Non-ACM. Please refer to the Limitations section of this report (Section 4.0) for additional details. The Laboratory Certificate of Analysis is included in Appendix III.

Table 2*:* Bulk Sample Analytical Results for Determination of Asbestos Content

Sample No.	Material Description	Layer	Sample Location	Asbestos Content	Material Classification
1a	**Textured Ceiling**	**Texture**	**Basement, Corridor (B-04)**	**2% Chrysotile**	**ACM**
		Compound		**None Detected**	
1b		**Texture**		**Positive Stop**	
		Compound		**None Detected**	
1c		**Texture**		**Positive Stop**	
		Compound		**None Detected**	
2a	Smooth Plaster Ceiling	Skim Coat	Second Floor, Corridor (2-01)	None Detected	Non-ACM
		Rough		None Detected	
2b	Smooth Plaster Wall	Compound		None Detected	
		Skim		None Detected	
		Rough		None Detected	
2c		Skim	Second Floor, Stairwell (1-16)	None Detected	
		Rough		None Detected	
3a	Drywall Joint Compound (Wall)	N/A	Basement, Stairwell/Hallway (B-02)	None Detected	Non-ACM
3b			Basement, Corridor (B-04)	None Detected	
3c			Basement, Kitchen (B-07)	None Detected	
3d	Drywall Joint Compound (Ceiling)		Basement, Kitchen (B-07)	None Detected	
3e			Basement, Boiler Room (B-01)	None Detected	

Sample No.	Material Description	Layer	Sample Location	Asbestos Content	Material Classification
3f			First Floor, Main Lobby (1-03)	None Detected	
3g			First Floor, Corridor (1-06)	None Detected	
4a	12”x12” Vinyl Floor Tiles (White with Grey Flecks)	N/A	Second Floor, Stairwell (1-16)	None Detected	Non-ACM
4b				None Detected	
4c				None Detected	
5a	12”x12” Vinyl Floor Tiles (Off-White with Grey Flecks)	N/A	Second Floor, Stairwell (1-16)	None Detected	Non-ACM
5b				None Detected	
5c				None Detected	
6a	12”x12” Vinyl Floor Tiles (Orange with Brown Flecks)	N/A	Basement, Stairwell/Hallway (B-02)	None Detected	Non-ACM
6b				None Detected	
6c				None Detected	
7a	Black Mastic associated with Orange with Brown Flecks Vinyl Floor Tiles	N/A	Second Floor, Stairwell (1-16)	None Detected	Non-ACM
7b	Black Mastic associated with Grey with with White Flecks Vinyl Floor Tiles		Second Floor, Stairwell (1-16)	None Detected	
7c	Black Mastic associate with White with Grey Flecks Vinyl Floor Tiles		Second Floor, Stairwell (1-16)	None Detected	
8a	Flashing Caulking	N/A	Lower Roof (0-00)	None Detected	Non-ACM
8b				None Detected	
8c				None Detected	
9a	2-Ply Roof Membrane	Shingle	Lower Roof (0-00)	None Detected	Non-ACM
		Tar Felt		None Detected	
9b		Shingle	Lower Roof (0-00) (Raised Roof)	None Detected	
		Tar Felt		None Detected	
9c		Shingle		None Detected	
		Tar Felt		None Detected	
10a	Paper Barrier	N/A	Lower Roof (0-00) (Raised Roof)	None Detected	Non-ACM
10b				None Detected	
10c			Lower Roof (0-00)	None Detected	
11a	Tar Felt	N/A	Lower Roof (0-00) (Raised Roof)	None Detected	Non-ACM
11b				None Detected	
11c			Lower Roof (0-00)	None Detected	
12a	Ceramic Wall Tile Grout	N/A	Second Floor, Washroom (2-14)	None Detected	Non-ACM
12b				None Detected	
12c				None Detected	

Sample No.	Material Description	Layer	Sample Location	Asbestos Content	Material Classification
13a	Ceramic Floor Tile Grout	N/A	Second Floor Corridor (2-08)	None Detected	Non-ACM
13b				None Detected	
13c				None Detected	
14a	Brick Mortar	Mortar 1	Front Exterior (0-00)	None Detected	Non-ACM
		Mortar 2		None Detected	
14b		White	Basement, Stairwell/Vestibule (B-02)	None Detected	
		Mortar		None Detected	
14c		White	Basement, Electrical Closet (B-10)	None Detected	
		Yellow		None Detected	
		Mortar		None Detected	
14d		N/A	Lower Roof (0-00)	None Detected	

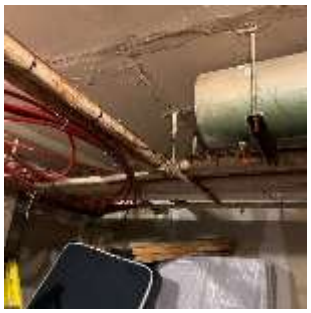
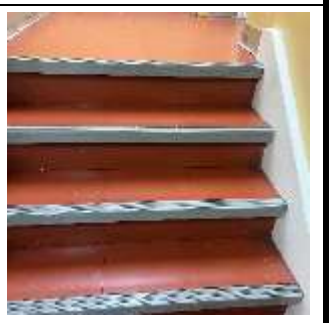
As per O.Reg. 278/05, ACM contains ≥0.5% asbestos by dry weight.

Materials assessed for asbestos content are summarized in the following table based on the type/use of the material.

Table 3: Results of Assessment for Asbestos-Containing Materials

Sprayed and Loose Fill Insulating Materials	Location/Description	
Sprayed Fireproofing	None identified in subject areas.	
Sprayed Insulation	None identified in subject areas.	
Loose Fill / Vermiculite Insulation	None identified in subject areas. Interior portions of concrete block walls could not be assessed. However, it is not expected that these walls are insulated with loose fill or vermiculite insulation	
Thermal System Insulation	**Location/Description**	
Mechanical Pipe Insulation – Straights	Pipe insulation was observed to be uninsulated or insulated with fiberglass insulation and is therefore non-asbestos containing.	

Mechanical Pipe Insulation – Fittings (elbows, valves, tees, hangars, etc.)	Pipe fitting insulation was observed to be uninsulated or insulated with fiberglass insulation and is therefore non-asbestos containing.	
HVAC Duct Insulation	None identified in subject areas.	
Breeching / Exhaust Insulation	None identified in subject areas.	
Tank Insulation	None identified in subject areas.	
Boiler Insulation	None identified in subject areas.	
Other Mechanical Equipment Insulation	Blue firestop was observed to be constructed of silicone caulking and is therefore non-asbestos containing.	
Architectural Finishes & Finishing Materials	**Location/Description**	
Sprayed Texture / Stucco Finishes	***Textured ceiling*** was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material contains ***1% chrysotile asbestos***. Refer to sample set 1A-C in Table 2 and the location, condition, friability, and estimated quantity in Appendix I.	

Plaster Finishes	Smooth plaster finish was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 2A-C in Table 2.	
Drywall Joint Compound	Drywall joint compound was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 3A-C in Table 2.	
Ceiling Tiles	**Location/Description**	
Lay-in Acoustic Ceiling Tiles	None identified in subject areas.	
Glued-on Acoustic Ceiling Tiles	None identified in subject areas.	
Cement Ceiling Panels	None identified in subject areas.	
Flooring	**Location/Description**	
Vinyl Floor Tiles	***12"x12" yellow with white streaks vinyl floor tiles*** were previously identified in the Pinchin DSHM Report and found to contain ***0.5-5% chrysotile asbestos***. Refer Appendix I for the location, condition, friability, and estimated quantity.	
	12"x12" red vinyl floor tiles were previously identified in the Pinchin DSHM Report and found to contain ***0.5-5% chrysotile asbestos***. Refer Appendix I for the location, condition, friability, and estimated quantity.	

	12”x12” beige mosaic vinyl floor tiles were previously identified in the Pinchin DSHM Report and found not to contain to be asbestos-containing.	
	12”x12” grey mosaic vinyl floor tiles were previously identified in the Pinchin DSHM Report and found not to contain to be asbestos-containing.	
	12”x12” off-white with black flecks vinyl floor tiles were observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 4A-C in Table 2.	
	12”x12” white with grey flecks vinyl floor tiles were observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 5A-C in Table 2.	
	12”x12” off-red with brown streaks vinyl floor tiles were observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 6A-C in Table 2.	
Vinyl Sheet Flooring	None identified in subject areas.	

Mastic	Mastic associated with vinyl floor tiles was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 7A-C in Table 2.	
Asbestos Cement Products	**Location/Description**	
Piping	None identified in subject area.	
Roofing, Siding, Wallboard	None identified in subject areas.	
Other Cement Products	None identified in subject areas.	
Exterior Building Materials	**Location/Description**	
Caulking	Flashing caulking was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 8A-C in Table 2.	
Roof Insulation	2-ply membrane was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 9A-C in Table 2.	
	Paper barrier was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 10A-C in Table 2.	

	Tar felt was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 11A-C in Table 2.	
Shingles	None identified in subject areas.	
Misc. Materials	**Location/Description**	
Grout	Ceramic wall tile grout was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 12A-C in Table 2.	
	Ceramic floor tile grout was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 13A-C in Table 2.	
	Brick mortar was observed in the subject areas. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 14A-C in Table 2.	

2.1.2 Lead

Laboratory analytical results for paints tested to determine lead content are summarized in the following table. The Laboratory Certificate of Analysis is included in Appendix IV. Refer to Section 3.1.2 of this report for recommended lead abatement procedures (if any) that correspond to the type of proposed construction, renovation, or demolition work.

Table 4: Results of Paint Condition and Lead Content Assessment

Sample No.	Location	Surface	Paint Colour	Condition	Lead Conc. (% by wt.)	Material Classification
L-01	Boiler Room (B-01)	Brick Wall	Beige	Poor	0.078	LLLP
L-02	Corridor (2-01)	Smooth Plaster Ceiling	White	Fair	0.073	LLLP
L-03	Corridor (2-01)	Smooth Plaster Wall	Yellow	Good	<0.0064	NLC

LCP: Lead-Containing Paint (>0.1% Lead Content); LLLP: Low-Level Lead Paint (≤0.1% Lead Content); NLC: Non-Lead Containing (<0.0064% Lead Content)

Suspect lead-containing materials observed in the subject areas included the following:

- paints and surface coatings (not sampled)
- glazing associated with ceramic tiles
- batteries associated with emergency lighting
- solder in copper pipe fittings
- solder in electrical components

Table 5: Results of Assessment for Lead-Containing Materials

Location/Description	Picture
Beige paint associated with brick wall in subject areas was sampled during our investigation. Results of analysis confirmed the paint to be a low-level lead-containing paint (≤0.1% lead content). Refer to samples L-01 in Table 4.	
White paint associated with smooth plaster ceiling in subject areas was sampled during our investigation. Results of analysis confirmed the paint to be a low-level lead-containing paint (≤0.1% lead content). Refer to samples L-02 in Table 4.	

Yellow paint associated with smooth plaster wall in subject areas was sampled during our investigation. Results of analysis did not indicate the presence of any detectable concentrations of lead. Therefore, the yellow paint is not considered to be lead-containing. Refer to sample L-03 in Table 4.	

2.1.3 Mercury

Mercury is present in the subject areas in the form of:

- vapour in fluorescent lamps

2.1.4 Silica

A number of building materials were identified in the subject areas that are ***suspected to contain crystalline silica***. This includes the following materials:

- plaster
- drywall walls/drywall joint compound
- concrete
- mortar

2.1.5 Other Designated Substances

Acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride were not included in the assessment as these substances are not expected to be a significant component of building materials or present in a form that would represent an exposure concern. Additionally, no specific information regarding their use was provided to us.

2.2 Other Hazardous Materials

2.2.1 Chemical Hazards

No visible evidence of UFFI installation (i.e. injection openings) or overspray of foam insulation at wall/ceiling joints was identified in the subject areas.

2.2.2 Biological Hazards

2.2.2.1 Mould Contamination

Table 6: Summary of Mould Site Assessment Findings

Basement, Corridor (B-04)

Findings: • Minor suspect mould growth damage (4 LF) was identified on fiberglass pipe insulation within the subject area.	

2.2.2.2 Pest Infestation

There was no visible evidence of a pest infestation in the subject areas.

2.2.3 Environmental Hazards

2.2.3.1 Polychlorinated Biphenyls (PCBs)

Fluorescent light fixtures were identified in the subject building. Fluorescent light fixtures were noted to be a mixture of four-foot, one lamp and two lamp fixtures. The lamps were noted to be newer T8 lamps. Fluorescent light fixtures could not be accessed for further evaluation to determine the type(s) of ballasts present and therefore the ballasts within these lights are assumed to contain PCBs.

2.2.3.2 Ozone Depleting and Global Warming Substances

Equipment identified in the subject areas that are suspected to contain ozone depleting substances (ODS) and/or global warming substances (GWS) are summarized in the following table.

Table 5: Results of Assessment for Ozone-Depleting and Global Warming Substances

Location	Equipment Manufacturer and Type	Type and Quantity of Refrigerant or Fire Extinguishing Agent	ODS/GWS Classification
Second Floor, Corridor	Vissani – Air-Conditioning Unit	R-32 (HFC-32) – 9.8oz	GWS
First Floor, Corridor	Simplicity – Air-Conditioning Unit	R-22 (HCFC-22) – 13.4oz	ODS
Basement, Kitchen	Vissani – Air-Conditioning Unit	R-32 (HFC-32) – 9.8oz	GWS

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 Designated Substances

3.1.1 Asbestos

As results summarized in Table 2 indicate, no asbestos was detected in any of the bulk samples of smooth plaster, joint compound, vinyl floor tiles, associated mastic, flashing caulking, roof insulation, grout, or mortar retrieved for analysis. Therefore, these building materials are considered to be Non-ACM and there are no requirements for management, disturbance or removal of these materials under O. Reg. 278/05.

Results of the assessment indicated that the following asbestos-containing materials are present in the subject areas that may be disturbed as part of the construction project.

- textured ceiling
- VFT11, 12”x12” red vinyl floor tiles
- VFT9, 12”x12” yellow with white streaks vinyl floor tiles.

Refer to Appendix I (Hazardous Materials Inventory Sheet) and Appendix II (Site Drawings) for types, locations, estimated quantities, and condition of asbestos-containing materials identified in the subject area.

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.

Texture Ceiling: Textured ceiling 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 textured ceiling should be conducted following Type 2 operations. If more than 1 square metre of textured ceiling is to be removed or disturbed then work should be conducted following Type 3 operations.

Vinyl Floor Tiles: Vinyl floor tiles are 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.

General Recommendations: The removal or disturbance of ACM must follow the measures and procedures indicated in O. Reg. 278/05. This work should be conducted by workers who have received proper training by a "competent person" in the hazards of asbestos exposure, personal hygiene and work practices, and the use and care of respirators and protective clothing. Any worker/supervisor who works in a Type 3 operation must successfully complete the Asbestos Abatement Worker or Supervisor Training Program approved by the Ministry of Training, Colleges and Universities. It is recommended that all work involving the removal or disturbance of ACM be subject to inspection and testing to document conformance with O. Reg. 278/05 requirements. The degree of inspection and testing is dependent on site-specific conditions such as the type, duration, size and location of the work. In most circumstances Type 3 operations require a visual inspection and clearance air testing to be conducted by a competent worker on completion of the work. The inspection should be conducted to ensure that the enclosure and the work area inside the enclosure are free from visible dust, debris or residue that may contain asbestos. Clearance air testing for Type 3 operations requires a minimum number of air samples to be taken (depending on the size of the work area) following specific sampling and analytical procedures and all samples taken must meet the clearance criteria set out in O. Reg. 278/05.

3.1.2 Lead

Results of paint chip analysis for the determination of lead content indicated that yellow paint associated with smooth plaster wall contained a concentration of lead below the limit of detection (<0.0064% based on requirements of the Environmental Abatement Council of Ontario (EACO) Lead Guideline (2014)) and is therefore not considered lead-containing. No lead related precautions are considered necessary for the removal or disturbance of this material.

Results of paint chip analysis for the determination of lead content indicated that beige paint associated with brick wall and white paint associated with smooth plaster ceiling are considered a 'low-level lead painst' (≤0.1% based on requirements of the Environmental Abatement Council of Canada (EACC) Lead Guideline (2014)). If the 'low-level lead paint' is disturbed in a non-aggressive manner (no use of power tools/abrasive blasting, grinding, welding, heating, etc.), then respirators are not considered necessary. However, Class 1 measures and procedures should still be implemented during the non-aggressive disturbance of 'low-level lead paints', including, but not limited to, no smoking, eating, drinking and chewing gum in the work area; dust suppression methods must be implemented; and facilities must be made available so that workers can wash their hands and face.

Paints and surface coatings not sampled are assumed to be lead-containing (>0.1% lead content) in the subject area. Any disturbance of the lead-containing paints or surface coatings should be conducted in accordance with the procedures outlined in the Environmental Abatement Council of Canada (EACC) "Lead Guideline" (October 2014) and/or the Ontario Ministry of Labour, Training and Skills Development (MLTSD) "Lead on Construction Projects" guideline (April 2011). The extent of procedures required depends on the type of work to be conducted.

Emergency lighting is present in the subject building and are suspected to contain lead-acid batteries. If emergency lighting is removed/replaced as part of the scheduled work activities, the batteries are recommended to be sent to a recycling facility for proper treatment.

Additional suspect lead-containing products not anticipated to be disturbed during construction includes solder on pipe fittings and electrical components. Future testing of these materials and specific handling/disposal requirements may be necessary if/when these materials are to be disturbed.

At this time the method of disturbance, if any, of lead-containing materials is unknown. It is recommended that any contractor whose work requires lead-containing materials to be disturbed consult the EACC or Ontario MLTSD guidelines prior to the start of work to determine the Class/Type of operation(s) and the corresponding control measures (engineering controls, work/hygiene practices, protective clothing and equipment and worker training) necessary to conduct the work in a manner that will prevent worker overexposure to lead. The following table outlines the classification of lead disturbance based on the EACC guideline.

Operation	Description
Class 1	1. Removal of lead-containing or lead-based paints and surface coatings with a chemical gel/stripper or paste; 2. Application of lead-containing or lead-based paints and surface coatings with a brush, roller or sponge. 3. Installation or removal of lead sheeting or flashing. 4. Installation or removal of lead-containing packing, babbitt, caulking, gasket or similar material. 5. Removal of materials coated with lead-containing or lead-based paints and surface coatings, using non-powered hand tools, where the material remains chiefly intact and is not crumbled, pulverized or powdered. 6. Operating construction or demolition equipment (e.g. excavator, bulldozer) during building renovation or demolition where lead-based paints or surface coatings are present on building materials and are being disturbed. 7. Soldering with lead solder. 8. Removing lead-containing or lead-based paints or surface coatings with a heat gun. 9. Removing lead-containing and lead-based paints and surface coatings using a high-pressure water jet (e.g. pressure washer).

Operation	Description
Class 2a	1. Removal of lead-containing or lead-based paints and surface coatings or lead-containing materials using a power tool that has an effective dust collection system equipped with a HEPA filter*. 2. Welding, torching or high temperature cutting of lead-containing materials indoors when using an effective fume collector or smoke eater that filters and exhausts lead fume and expels it directly outdoors (away from occupants, entrances, walkways, rest areas, etc.). Fume collector or smoke eater must have effective source control and capture velocity, minimum of 0.5 metres per second (100 feet per minute) at the work surface. 3. Welding, torching or high temperature cutting of lead-containing and lead-based paints and surface coatings or lead-containing materials outdoors. 4. Removal of lead-containing mortar using handheld non-powered tools. 5. Removal of lead-containing and lead-based paints and surface coatings or lead-containing materials by scraping or sanding (including wet sanding) using non-powered hand tools. 6. Demolition of plaster or building components that crumble, pulverize or powder and are covered with lead-containing or lead-based paints or surface coatings. 7. Clean up and removal of a significant amount of lead-containing dust and debris (that can be made easily airborne) using wet methods or HEPA vacuums.
Class 2b	1. Spray application of lead-containing paints and surface coatings
Class 3a	1. Removal of lead-containing or lead-based paints and surface coatings or lead-containing materials using a power tool without an effective dust collection system equipped with a HEPA filter. 2. Welding, torching or high temperature cutting of lead-containing materials indoors or in a confined space (e.g. within a ditch or pit). 3. Removal of lead-containing mortar using a powered cutting device. 4. Burning of a material containing lead. 5. Removal, cleaning or repair of a ventilation system or ductwork used for controlling lead exposure. 6. Spray application of lead-based paints and surface coatings. 7. In the absence of an exposure assessment: a. demolition or cleanup of a facility where lead-containing products were manufactured and significant dust and debris, which can be made easily airborne, is present. b. cleanup of dust and debris down range of a firing station in an indoor firing range.an operation that may expose a worker to lead dust, fume or mist that is not a Class 1, Class 2, or Class 3B operation.
Class 3b	1. Abrasive blasting of lead-containing and lead-based paints and surface coatings or lead-containing materials (including wet, slurry and dry abrasive blasting and dry-ice blasting).

* Effective implies that the dust collection system should be capable of controlling airborne lead concentration levels to below 0.05 mg/m^3. Employers should follow manufacturer's recommendations and maintenance specifications for optimal function.

The following table outlines the classification of lead disturbance based on the Ontario MLTSD guideline.

Operation	Description
Type 1	1. Application of lead-containing coatings with a brush or roller. 2. Removal of lead-containing coatings with a chemical gel or paste and fibrous laminated cloth wrap. 3. Removal of lead-containing coatings or materials using a power tool that has an effective* dust collection system equipped with a HEPA filter. 4. Installation or removal of lead-containing sheet metal. 5. Installation or removal of lead-containing packing, babbit or similar material. 6. Removal of lead-containing coatings or materials using non-powered hand tools, other than manual scraping or sanding. 7. Soldering.
Type 2a	1. Welding or high temperature cutting of lead-containing coatings or materials outdoors. This operation is considered a Type 2a operation only if it is short-term, not repeated, and if the material has been stripped prior to welding or high temperature cutting. Otherwise, it will be considered a Type 3a operation. 2. Removal of lead-containing coatings or materials by scraping or sanding using non-powered hand tools. 3. Manual demolition of lead-painted plaster walls or building components by striking a wall with a sledgehammer or similar tool.
Type 2b	2. Spray application of lead-containing paints and surface coatings
Type 3a	8. Welding or high temperature cutting of lead-containing coatings or materials indoors or in a confined space. 9. Burning of a surface containing lead. 10. Dry removal of lead-containing mortar using an electric or pneumatic cutting device. 11. Removal of lead-containing coatings or materials using power tools without an effective dust collection system equipped with a HEPA filter. 12. Removal or repair of a ventilation system used for controlling lead exposure. 13. Demolition or cleanup of a facility where lead-containing products were manufactured. 14. An operation that may expose a worker to lead dust, fume or mist that is not a Type 1, Type 2, or Type 3b operation.
Type 3b	1. Abrasive blasting of lead-containing coatings or materials. 2. Removal of lead-containing dust using an air mist extraction system.

* Effective implies that the dust collection system should be capable of controlling airborne lead concentration levels to below 0.05 mg/m^3. Employers should follow manufacturer's recommendations and maintenance specifications for optimal function.

If practicable, all bulk lead waste materials should be separated from other wastes and sent to a recycling facility. If not practicable, lead-containing waste should be handled and disposed of according to R.R.O. 1990, Regulation 347, *General - Waste Management* (Reg. 347) made under the Environmental Protection Act. Under this regulation (and depending on the quantity of waste generated) the waste may be subject to analysis following the Toxicity Characteristic Leaching Procedure (TCLP) to determine if it is a “leachate toxic waste” based on the leachate quality criteria provided in Schedule 4 of the regulation. Such wastes must meet specific treatment requirements (Schedule 5) or undergo alternative treatment for hazardous debris (Schedule 8) prior to land disposal.

3.1.3 Mercury

Fluorescent lamps that require removal should be handled with care and kept intact to avoid potential exposure to mercury vapour present within the lamps. To prevent the release of mercury into the environment, Safetech recommends that all waste lamps be sent to a lamp recycling facility and not disposed of in landfill.

Although no mercury was visibly identified in other equipment, dismantling of equipment was not conducted to verify the presence/absence of mercury. It is cautioned that thermometers, barometers and other measuring devices (pressure gauges/sensors, vacuum gauges, manometers, etc.), thermostats and a variety of other electrical switches (temperature sensitive, tilt switches, float switches, etc.) may contain mercury that may not be visible without dismantling the equipment. Such devices should be assumed to contain mercury until proven otherwise and similar precautions to those outlined above should be taken if any of these items are to be disturbed or taken out of service in the future.

3.1.4 Silica

Suspect silica-containing materials were identified to be present in the subject areas. In their current state, building materials containing silica do not represent a risk to building occupants or construction workers. Risks associated with exposure to silica arise during demolition activities that cause silica dust to be created (particularly grinding, drilling or cutting operations and during major demolition), resulting in a crystalline silica inhalation hazard.

If any materials suspected to contain silica are to be removed or otherwise disturbed as a result of renovation/demolition activities it is recommended that procedures be put in place to control the generation of dust (such as routine water misting) and thus reduce the potential for worker exposure. Workers that have the potential to be exposed to airborne silica should also wear appropriate protective clothing and respiratory protection. Any work involving the disturbance of silica-containing materials should follow the procedures outlined in the Ontario MLTSD “Silica on Construction Projects” guideline (April 2011). The appropriate engineering controls, work practices, hygiene practices, personal protective measures and training necessary to conduct the work in a safe manner are provided in this guideline. The general measures and procedures (or Type of operation) necessary depends on the type of work to be conducted. The following table outlines the classification of silica disturbance based on the Ontario MLTSD guideline.

Operation	Description
Type 1	1. The drilling of holes in concrete or rock that is not part of a tunneling operation or road construction. 2. Milling of asphalt from concrete highway pavement 3. Charging mixers and hoppers with silica sand (sand consisting of at least 95% silica) or silica flour (finely ground sand consisting of at least 95% silica) 4. Any other operation at a project that requires the handling of silica-containing material in a way that may results in a worker being exposed to airborne silica. 5. Entry into a dry mortar removal or abrasive blasting area while airborne dust is visible for less than 15 minutes for inspection and/or sampling. 6. Working within 25 metres of an area where compressed air is being used to remove silica-containing dust outdoors.
Type 2	1. Removal of silica containing refractory materials with a jackhammer 2. The drilling of holes in concrete or rock that is part of a tunneling or road construction. 3. The use of a power tool to cut, grind, or polish concrete, masonry, terrazzo or refractory materials. 4. The use of a power tool to remove silica containing materials. 5. Tunneling (operation of the tunnel boring machine, tunnel drilling, and tunnel mesh installation). 6. Tuckpoint and surface grinding 7. Dry mortar removal with an electric or pneumatic cutting device 8. Dry method dust cleanup from abrasive blasting operations 9. The use of compress air outdoors for removing silica dust 10. Entry into area where abrasive blasting is being carried out for more than 15 minutes
Type 3	1. Abrasive blasting with an abrasive that contains >1% silica 2. Abrasive blasting or a material that contains >1% silica

3.1.5 Other Designated Substances

No other designated substances are expected to be a component of building materials in the subject areas in a form that would represent an exposure concern. Therefore, no protective measures or procedures specific to acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride are considered necessary.

3.2 Other Hazardous Materials

3.2.1 Chemical Hazards

As no UFFI was identified or is suspected to be present in the subject areas, no further action is required. However, given that no destructive testing was conducted, there is a remote possibility that UFFI could be hidden within locations such as exterior wall cavities. If suspect foam insulation is identified during renovation/demolition activities work should be stopped and the area should be re-assessed to evaluate conditions and determine appropriate control measures and worker protection, if necessary.

3.2.2 Biological Hazards

3.2.2.1 Mould Contamination

Table 8: Summary of Mould Site Assessment Recommendations

Basement, Corridor (B-04)	Level of Remediation: 1
Recommendations: • Remove mould-contaminated pipe canvassing (4 LF) within the subject area. • Surface clean all remaining building materials with the use of an antimicrobial solution. All cleaning activities are to be performed using a HEPA-filtered air filtration device. • Implement accelerated drying techniques (i.e. air movement, dehumidification, etc.).	

3.2.2.2 Pest Infestation

No visual evidence of any significant pest infestation was observed in the subject areas. Therefore, no additional precautionary measures are deemed necessary for protection against biological contaminants potentially associated with pest infestation.

3.2.3 Environmental Hazards

3.2.3.1 Polychlorinated Biphenyls (PCBs)

The federal government has set strict regulations for the handling, storage and disposal of PCBs. The PCB Regulations (SOR/2008-273) came into effect on September 5th, 2008 and consolidates and replaces the Chlorobiphenyls Regulations (SOR/91-152) and the Storage of PCB Material Regulations (SOR/92-507). The purpose of the PCB Regulations is to improve the protection of Canada's environment and the health of Canadians by minimizing the risks posed by the use, storage and release of PCBs by accelerating the elimination of these substances.

As of December 31, 2009 all current PCB storage sites are to have been eliminated and there should no longer be any electrical capacitors, electrical transformers, electromagnets, heat transfer equipment or any other equipment in service that contains PCBs at a concentration greater than 500 mg/kg (500 ppm). As of this time, all of this equipment should have been removed from service and sent for destruction. Furthermore, the PCB Regulations restricts the use of equipment containing PCBs (other than light ballasts or pole-top electrical transformers) at concentrations exceeding 50 mg/kg (50 ppm) in sensitive areas (such as drinking water treatment plants, schools, hospitals and senior citizen care facilities) by the same date. All other locations have until December 31, 2025 to decommission equipment containing 50 ppm to 500 ppm PCBs. The assessment confirmed that some of the existing fluorescent light ballasts contain PCB's.

When light fixtures are to be decommissioned all PCB-containing ballasts should be removed and separated from other waste and disposed of as PCB waste at an authorized destruction facility. The PCB content of "assumed PCB-containing" fluorescent light ballasts and HID lamp ballasts should be verified at this time by determining the date of manufacture and other pertinent information by referring to the Environment Canada document entitled "Identification of Lamp Ballasts Containing PCBs" (Report EPS 2/CC/2 (revised) August 1991) to aid in identification.

Existing fluorescent light ballasts are assumed to contain PCBs. When light fixtures are to be decommissioned, all ballasts should be verified at this time by determining the date of manufacture and other pertinent information by referring to the Environment Canada document entitled “Identification of Lamp Ballasts Containing PCBs” (Report EPS 2/CC/2 (revised) August 1991) to aid in identification. Any ballasts that meet the criteria outlined in this document must be treated as PCB containing.

When PCB-containing equipment is taken out of service, jurisdiction falls under provincial regulations. As per R.R.O 1990, Regulation 347, *General - Waste Management*, the land disposal of PCB waste is prohibited. PCB wastes in Ontario are regulated under R.R.O 1990, Regulation 362, *Waste Management – PCBs* (Reg. 362), made under the Environmental Protection Act. Under this regulation, PCB waste is defined as any waste material containing PCBs at a concentration of more than fifty (50) parts per million by weight (i.e. >50mg/kg), with the exception of an electrical capacitor that has never contained over 1 kg of PCB’s. Any PCB-containing equipment taken out of service should be properly handled and disposed of at an authorized destruction facility in accordance with the requirements of Federal Regulation SOR/2008-273 and Reg. 362.

3.2.3.2 Ozone Depleting and Global Warming Substances

Ontario Regulation 463/10, *Ozone Depleting Substances and Other Halocarbons* (O.Reg. 463/10, made under the Environmental Protection Act) controls the use, discharge, sale, transfer, transport, storage and disposal of ozone depleting substances and halocarbons in Ontario. This regulation enhances the control and management of ODS and other halocarbons to prevent or minimize emissions, which serves a dual environmental benefit of lowering emissions of substances that deplete the ozone layer and contribute to global warming.

Three (3) air-conditioning units were noted within the subject areas. These air-conditioning unit will require removal as part of the HVAC Upgrades Project. One (1) small air-conditioning units was noted to contain 13.4oz of the refrigerant R-22, a “class 2” ozone depleting substances.

Further, two (2) air-conditioning units contain 9.8oz of the refrigerant R-32 (HFC-32). Hydrofluorocarbons (HFCs) are not classified as ozone depleting substances but they do have high global-warming potential. Under O.Reg. 463/10 HFCs are classified as halocarbons.

O.Reg. 463/10 restricts the discharge of a class 1 and class 2 ozone depleting substance or a halocarbon into the natural environment or within a building. Servicing and testing of refrigeration equipment should be conducted in accordance with Environment Canada’s “Environmental Code of Practice for Elimination of Fluorocarbon Emissions from Refrigeration and Air Conditioning Systems”. This work must be conducted by a certified person who holds a valid Ozone Depletion Prevention (ODP) Certificate. Refrigeration equipment and containers that are to be dismantled and disposed of need to be properly purged of remaining refrigerant by a certified person and a notice must be

affixed to the equipment or container that indicates it no longer contains a refrigerant (in addition to other information required by the regulation).

Any refrigerant that is removed from an air-conditioning unit, heat pump, refrigeration or freezer unit (that is not mobile) is defined as a Stationary Refrigerant Waste under Reg. 347 and must be collected, handled, transported and recycled or disposed of in accordance with the requirements set forth in Sections 30 to 35 of this regulation.

4.0 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 accepted industry guidelines and practices. These guidelines and practices are considered acceptable as of the date of this report.

In preparation of this report, Safetech relied on information supplied by others, including without limitation, information pertaining to the history and operation of the site, test results and reports of other consultants and testing services provided by independent laboratories. Except as expressly set out in this report, Safetech has not made any independent verification of 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.

The analytical method used for determination of asbestos content meets the requirements of O. Reg. 278/05. However, small asbestos fibres may be missed by PLM due to resolution limitations of the optical microscope. Interfering binder/matrix and/or low asbestos content may also hinder positive identification by PLM. These conditions are common for vermiculite attic insulation (VAI) and non-friable organically bound (NOB) materials such as vinyl floor tiles, roofing materials, mastics and caulking and can lead to “false negative” results. If PLM analytical results for these types of materials indicate no asbestos detected they have been reported as “Presumed Non-ACM”. Due to limitations of the analytical method we cannot confirm that low quantities of asbestos are not present in these samples using solely PLM analysis. Additional analytical procedures should be considered for such materials to rule out false negative results.

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. Building materials that are not detailed within this survey due to inaccessibility during the time of survey and/or are uncovered during renovation/demolition activities should be properly assessed by a

qualified person prior to their disturbance. 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.

No other person or entity is entitled to use or rely upon this report without the express written consent of Safetech 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 I: Hazardous Material Inventory Sheet

Building Address:	126 Pape Avenue, Toronto, Ontario	Date(s) of Current DSHM	August 14, 2025
Building Name:	Amelie House	Organization Completing Reassessment:	Safetech Environmental Limited
Original Survey Conducted By:	ECOH Management Inc.		
Date(s) of Original Survey:	July 24, 2007		

NOTES:
Since 2018 the Amelie House and Toronto Paramedic Services (TPS) Station were separated into two different surveys and reports. Locations 1-17 to 1-31 are not included in this survey and are included in the TPS Station 43 report.

Location Number	*Location Name*	*Building System*	*Material Observed*	*Potential Hazardous Material*	*Sample ID*	*Analytical Result*	*Quantity*	*Condition*	*Notes / Recommended Actions*
0-00	Exterior	Roof	Roofing Materials	Asbestos	A0001A-E*	None Detected	N/A	N/A	*Pinchin Project No. 239474
0-00	Exterior	Windows	Window Caulking	Asbestos	A0006A-C*	None Detected	N/A	N/A	White caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	PCB	PCB1	<0.5ppm	N/A	N/A	White caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0007A-C*	None Detected	N/A	N/A	Off-white caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	PCB	PCB2	<0.5ppm	N/A	N/A	Off-white caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0008A-C*	None Detected	N/A	N/A	White caulking, Second Floor, Newer metal framed windows *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	PCB	PCB3	<0.5ppm	N/A	N/A	White caulking, Second Floor, Newer metal framed windows *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0009A-C*	None Detected	N/A	N/A	Cream caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0010A-C*	None Detected	N/A	N/A	Beige caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	PCB	PCB4	<0.5ppm	N/A	N/A	Beige caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0012A-C*	Abated	50 LF	Good	Previously confirmed Chrysotile This was not observed in the exterior, it was replaced with newer white color caulking
0-00	Exterior	Windows	Window Caulking	PCB	PCB5	<0.5ppm	N/A	N/A	Black caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0013A-C*	None Detected	N/A	N/A	Grey caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	PCB	PCB6	<0.5ppm	N/A	N/A	Grey caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0014A-C*	None Detected	N/A	N/A	White caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	PCB	PCB7	<0.5ppm	N/A	N/A	White caulking, Second Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0015A-C*	None Detected	N/A	N/A	White, Ground Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	PCB	PCB8	<0.5ppm	N/A	N/A	White, Ground Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	Asbestos	A0016A-C*	None Detected	N/A	N/A	White, Ground Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Window Caulking	PCB	PCB10	<0.5ppm	N/A	N/A	White, Ground Floor *Pinchin Project No. 266147
0-00	Exterior	Windows	Paint	Lead	L0007*	1.40%	All	Good	Pale yellow on wood window frames *Pinchin File No. 266147
0-00	Exterior	Walls	Brick	Asbestos	14A	None Detected	N/A	N/A	Mortar Safetech DSHM Project No. 1-3250703
0-00	Exterior	Door	Door Caulking	Asbestos	16-3579-07 to 09*	None Detected	N/A	N/A	Cream door and garage door caulking *From Fisher Project No. 16-7662, dated March 2016

0-00	Exterior	Door	Paint	Lead	16-3514-18*	0.02%	N/A	N/A	Eggshell paint *From Fisher Project No.16-7662, dated March 2016
0-00	Exterior	Door	Paint	Lead	16-3579-10*	0.04%	N/A	N/A	Cream paint on exterior garage/door *From Fisher Project No.16-7662, dated March 2016
0-00	Exterior	Roof	Flashing Caulking	Asbestos	8A-8C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
0-00	Exterior	Roof	2-Ply Membrane	Asbestos	9A-9C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
0-00	Exterior	Roof	Paper Barrier	Asbestos	10A-10C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
0-00	Exterior	Roof	Tar Felt	Asbestos	11A-11c	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-01	Boiler Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
B-01	Boiler Room	Walls	Drywall (DJC)	Asbestos	b59850-002A*	None Detected	N/A	N/A	* From Pre-Construction Sampling Report dated 2009
B-01	Boiler Room	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
B-01	Boiler Room	Walls	Paint	Lead	2019-L0001*	0.074%	N/A	N/A	Beige on brick wall *Pinchin File No. 237110.002
B-01	Boiler Room	Walls	Paint	Lead	15-1143-04*	0.1%	320 SF	Good	Off-white paint *From Fisher Project No. 15-7215, dated February 2015
B-01	Boiler Room	Ceiling	Plaster	Asbestos	b59850-001A-C* 13085-A20-01a**	None Detected	N/A	N/A	* From Pre-Construction Sampling Report dated 2009 ** Sampled during ECOH 2010 Reassessment Survey
B-01	Boiler Room	Ceiling	Drywall (DJC)	Asbestos	3E	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-02	Hallway & Stairwell	Floor	Vinyl Floor Tile (VFT13)	Asbestos	Visually Similar to 6A-6C	None Detected	N/A	N/A	VFT13, 12" x 12", off-red with brown streaks Safetech DSHM Project No. 1-3250703
B-02	Hallway & Stairwell	Walls	Drywall (DJC)	Asbestos	3A	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-02	Hallway & Stairwell	Walls	Brick	Asbestos	14B	None Detected	N/A	N/A	Mortar, Safetech DSHM Project No. 1-3250703
B-02	Hallway & Stairwell	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-02	Hallway & Stairwell	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
B-03	Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-03	Washroom	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	
B-03	Washroom	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-03	Washroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-04	Hallway	Floor	Vinyl Floor Tile (VFT13)	Asbestos	Visually Similar to 6A-6C	None Detected	N/A	N/A	VFT13, 12" x 12", off-red with brown streaks Safetech DSHM Project No. 1-3250703

B-04	Hallway	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-04	Hallway	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
B-04	Hallway	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	
B-04	Hallway	Ceiling	Textured Ceiling	Asbestos	1A-1C	2% Chrysotile	80 SF	Good	Safetech DSHM Project No. 1-3250703
B-05	Resource Room	Floor	Vinyl Floor Tile (VFT13)	Asbestos	Visually Similar to 6A-6C	None Detected	N/A	N/A	VFT13, 12" x 12", off-red with brown streaks Safetech DSHM Project No. 1-3250703
B-05	Resource Room	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
B-05	Resource Room	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	
B-05	Resource Room	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-05	Resource Room	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
B-06	Laundry	Floor	Vinyl Floor Tile (VFT13)	Asbestos	Visually Similar to 6A-6C	None Detected	N/A	N/A	VFT13, 12" x 12", off-red with brown streaks Safetech DSHM Project No. 1-3250703
B-06	Laundry	Walls	Brick/Block	N/A	N/A	N/A	N/A	N/A	
B-06	Laundry	Walls	Paint	Lead	L0002*	<0.0071%	N/A	N/A	Blue paint on brick wal *Pinchin File No. 266147
B-06	Laundry	Walls	Paint	Lead	15-2681-08*	0.01%	N/A	N/A	NOT OBSERVED Green paint on concrete block *From Fisher Project No. 15-7315, dated October 2015
B-06	Laundry	Pipe	Paint	Lead	15-2681-09*	0.004%	N/A	N/A	NOT OBSERVED Green paint on metal pipe *From Fisher Project No. 15-7315, dated October 2015
B-06	Laundry	Walls	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-06	Laundry	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-06	Laundry	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
B-06	Laundry	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	
B-07	Kitchen/Dining Room	Floor	Vinyl Floor Tile (VFT13)	Asbestos	Visually Similar to 6A-6C	None Detected	N/A	N/A	VFT13, 12" x 12", off-red with brown streaks Safetech DSHM Project No. 1-3250703
B-07	Kitchen/Dining Room	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	560 SF	Good	
B-07	Kitchen/Dining Room	Walls	Drywall (DJC)	Asbestos	14075-A20-01b* A0001C**	None Detected	N/A	N/A	* Sampled during ECOH 2012 Reassessment Survey ** Pinhin Project No. 266147
B-07	Kitchen/Dining Room	Walls	Wood	N/A	N/A	N/A	N/A	N/A	
B-07	Kitchen/Dining Room	Ceiling	Plaster	Asbestos	b59850-001A to C 13085-A20-01a	None Detected	N/A	N/A	
B-07	Kitchen/Dining Room	Ceiling	Drywall (DJC)	Asbestos	A0002C*	None Detected	N/A	N/A	*Pinchin Project No. 266147
B-08	Pantry	Floor	Vinyl Floor Tile (VFT13)	Asbestos	Visually Similar to 6A-6C	None Detected	N/A	N/A	VFT13, 12" x 12", off-red with brown streaks Safetech DSHM Project No. 1-3250703

B-08	Pantry	Walls	Drywall (DJC)	Asbestos	A0001A-B*	None Detected	N/A	N/A	*Pinchin Project No. 266147
B-08	Pantry	Walls	Paint	Lead	L0003*	<0.0072%	N/A	N/A	Blue on drywall wall *Pinchin File No. 266147
B-08	Pantry	Ceiling	Drywall (DJC)	Asbestos	A0002A-B*	None Detected	N/A	N/A	*Pinchin Project No. 266147
B-08	Pantry	Walls	Paint	Lead	L0004*	<0.0052%	N/A	N/A	White on drywall ceiling *Pinchin File No. 266147
B-08	Pantry	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
B-09	Storage Room	Floor	Vinyl Floor Tile (VFT13)	Asbestos	Visually Similar to 6A-6C	None Detected	N/A	N/A	VFT13, 12" x 12", off-red with brown streaks Safetech DSHM Project No. 1-3250703
B-09	Storage Room	Walls	Drywall (DJC)	Asbestos	Visually Similar to 2A-2C	None Detected	120 SF	Good	
B-09	Storage Room	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
B-09	Storage Room	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-09	Storage Room	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
B-10	Electrical Room	Floor	Vinyl Floor Tile (VFT13)	Asbestos	Visually Similar to 6A-6C	None Detected	N/A	N/A	VFT13, 12" x 12", off-red with brown streaks Safetech DSHM Project No. 1-3250703
B-10	Electrical Room	Walls	Brick	Asbestos	14C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-10	Electrical Room	Walls	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
B-10	Electrical Room	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
C-01	Crawlspace	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**No Access to Room**
1-01	Entrance Vestibule	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-01	Entrance Vestibule	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-01	Entrance Vestibule	Ceiling	Plaster	Asbestos	16-3579-01 to 03 13-5544-01 to 03 16-3514-13 to 15	None Detected	N/A	N/A	
1-01	Entrance Vestibule	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-02	Office	Floor	Vinyl Floor Tile (VFT06)	Asbestos	15-2681-05 to 07	None Detected	N/A	N/A	VFT06, 12" x 12", Grey Mosaic
1-02	Office	Walls	Plaster	Asbestos	A0003A*	None Detected	N/A	N/A	*Pinchin Project No. 266147
1-02	Office	Ceiling	Plaster	Asbestos	16-3579-01 to 03 13-5544-01 to 03 16-3514-13 to 15	None Detected	N/A	N/A	
1-02	Office	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-03	Main Lobby	Floor	Vinyl Floor Tile (VFT06)	Asbestos	15-2681-05*	None Detected	N/A	N/A	VFT06, 12" x 12", Grey Mosaic *From Fisher Project No. 15-7315, dated October 2015
1-03	Main Lobby	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-03	Main Lobby	Walls	Drywall (DJC)	Asbestos	15-2681-03 and 04*	None Detected	N/A	N/A	*From Fisher Project No. 15-7315, dated October 2015
1-03	Main Lobby	Ceiling	Plaster	Asbestos	16-3579-01 to 03 13-5544-01 to 03 16-3514-13 to 15	None Detected	N/A	N/A	
1-04	Library	Floor	Vinyl Floor Tile (VFT06)	Asbestos	15-2681-05 to 07	None Detected	N/A	N/A	VFT06, 12" x 12", Grey Mosaic
1-04	Library	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703

1-04	Library	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	
1-04	Library	Walls	Paint	Lead	L0005*	0.021%	N/A	Good	Yellow on drywall wall *Pinchin File No. 266147
1-04	Library	Walls	Paint	Lead	L0001*	0.19%	10 SF	Good	White, wood windowsil *Pinchin File No. 266147
1-04	Library	Ceiling	Plaster	Asbestos	16-3579-01 to 03 13-5544-01 to 03 16-3514-13 to 15	None Detected	N/A	N/A	
1-04	Library	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-05	Bedroom	Floor	Vinyl Floor Tile (VFT11)	Asbestos	15-1141-01 to 03	Chrysotile	100 SF	Good	VFT11, 12" x 12", Red
1-05	Bedroom	Walls	Drywall (DJC)	Asbestos	A0004A*	None Detected	N/A	N/A	*Pinchin Project No. 266147
1-05	Bedroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-05	Bedroom	Ceiling	Plaster	Asbestos	16-3579-01 to 03 13-5544-01 to 03 16-3514-13 to 15	None Detected	N/A	N/A	
1-06	Hallway	Floor	Vinyl Floor Tile (VFT06)	Asbestos	15-2681-07*	None Detected	N/A	N/A	VFT06, 12" x 12", Grey Mosaic *From Fisher Project No. 15-7315, dated October 2015
1-06	Hallway	Walls	Drywall (DJC)	Asbestos	13085-A20-02c*	None Detected	N/A	N/A	* Sampled during ECOH 2010 Reassessment Survey
1-06	Hallway	Ceiling	Drywall (DJC)	Asbestos	3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-06	Hallway	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-07	Closet	Floor	Vinyl Floor Tile (VFT06)	Asbestos	15-2681-05 to 07	None Detected	N/A	N/A	VFT06, 12" x 12", Grey Mosaic
1-07	Closet	Floor	Vinyl Floor Tile (VFT11)	Asbestos	15-1143-01 to 03	0.5-5% Chrysotile	12 SF	Good	VFT11, 12" x 12", Red * Assumed present underneath VFT06
1-07	Closet	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	
1-07	Closet	Walls	Paint	Lead	15-2681-01*	0.004%	N/A	N/A	Not observed during 2020 survey Blue paint *From Fisher Project No. 15-7315, dated October 2015
1-07	Closet	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-07	Closet	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-08	Washroom	Floor	Vinyl Floor Tile (VFT12)	Asbestos	2019-A0001A-C*	None Detected	N/A	N/A	VFT12, 12" x 12", Beige Mosaic *Pinchin Project No. 237110.002
1-08	Washroom	Walls	Drywall (DJC)	Asbestos	A0004C*	None Detected	N/A	N/A	*Pinchin Project No. 266147
1-08	Washroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-08	Washroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-09	Bedroom	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	

1-09	Bedroom	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	
1-09	Bedroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-09	Bedroom	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-09	Bedroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-10	Bedroom	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-10	Bedroom	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	
1-10	Bedroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-10	Bedroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-11	Bedroom	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-11	Bedroom	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	
1-11	Bedroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-11	Bedroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-12	Bedroom	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-12	Bedroom	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-12	Bedroom	Walls	Drywall (DJC)	Asbestos	15-2681-02* A0004B**	None Detected	N/A	N/A	*From Fisher Project No. 15-7315, dated October 2015 **Pinchin File No. 266147
1-12	Bedroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-13	Shower	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-13	Shower	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-13	Shower	Ceiling	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-14	Shower	Floor	Ceramic	Asbestos	Visually Similar to 13A-13C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-14	Shower	Walls	Ceramic	Asbestos	Visually Similar to 12A-12C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
1-14	Shower	Ceiling	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-15	Office/Supply Room	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
1-15	Office/Supply Room	Walls	Brick	N/A	N/A	N/A	N/A	N/A	

1-15	Office/Supply Room	Walls	Drywall (DJC)	Asbestos	b59850-002A 14075-A20-01b 15-2681-03 and 04 13085-A20-02c 15-2681-02 b59850-002B and C 16-3514-10	None Detected	N/A	N/A	
1-15	Office/Supply Room	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	
1-15	Office/Supply Room	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-16	Stairwell	Floor	Vinyl Floor Tile (VFT06)	Asbestos	15-2681-05 to 07	None Detected	N/A	N/A	VT06, 12" x 12", Grey Mosaic
1-16	Stairwell	Floor	Vinyl Floor Tile (VFT14)	Asbestos	5A-5C	None Detected	N/A	N/A	VFT14, 12" x 12", off-white with black flecks Safetech DSHM Project No. 1-3250703
1-16	Stairwell	Floor	Vinyl Floor Tile (VFT15)	Asbestos	4A-4C	None Detected	N/A	N/A	VFT15 12" x 12", white with grey flecks Safetech DSHM Project No. 1-3250703
1-16	Stairwell	Walls	Plaster	Asbestos	A0005A* 2C	None Detected	N/A	N/A	*Pinchin Project No. 266147 Safetech DSHM Project No. 1-3250703
1-16	Stairwell	Ceiling	Plaster	Asbestos	16-3579-01 to 03 13-5544-01 to 03 16-3514-13 to 15	None Detected	N/A	N/A	
1-16	Stairwell	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
2-01	Hallway	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C*	0.5-5% Chrysotile	255 SF	Good	VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic *Pinchin 2018 Survey
2-01	Hallway	Floor	Vinyl Floor Tile (VFT11)	Asbestos	15-1143-01 to 03	0.5-5% Chrysotile	50 SF	Good	VFT11, 12" x 12", Red Present on stairs leading to fire exit
2-01	Hallway	Floor	Vinyl Floor Tile (VFT12)	Asbestos	2019-A0001A-C*	None Detected	N/A	N/A	VFT12, 12" x 12", Beige Mosaic *Pinchin Project No. 237110.001
2-01	Hallway	Walls	Plaster	Asbestos	2B	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-01	Hallway	Walls	Paint	Lead	L-03	<0.0064	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-01	Hallway	Ceiling	Plaster	Asbestos	2A	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-01	Hallway	Ceiling	Paint	Lead	L-02	0.073	700 SF	Fair	Safetech DSHM Project No. 1-3250703
2-02	Office	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C	0.5-5% Chrysotile	310 SF	Unknown	**No Access to Room** VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic
2-02	Office	Walls	Plaster	Asbestos	A0005B*	None Detected	N/A	N/A	**No Access to Room** *Pinchin Project No. 266147
2-02	Office	Ceiling	Plaster	Asbestos	N/A	N/A	310 SF	Unknown	**No Access to Room**
2-02	Office	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	**No Access to Room**
2-03	Bedroom	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C	0.5-5% Chrysotile	145 SF	Good	VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic
2-03	Bedroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-03	Bedroom	Walls	Paint	Lead	L0008*	0.43%	10 SF	Good	White, wood windowsil *Pinchin File No. 266147
2-03	Bedroom	Ceiling	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-04	Lounge	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C	0.5-5% Chrysotile	340 SF	Good	VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic
2-04	Lounge	Walls	Plaster	Asbestos	A0005D*	None Detected	N/A	N/A	*Pinchin Project No. 266147
2-04	Lounge	Ceiling	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	340 SF	Good	
2-04	Lounge	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	

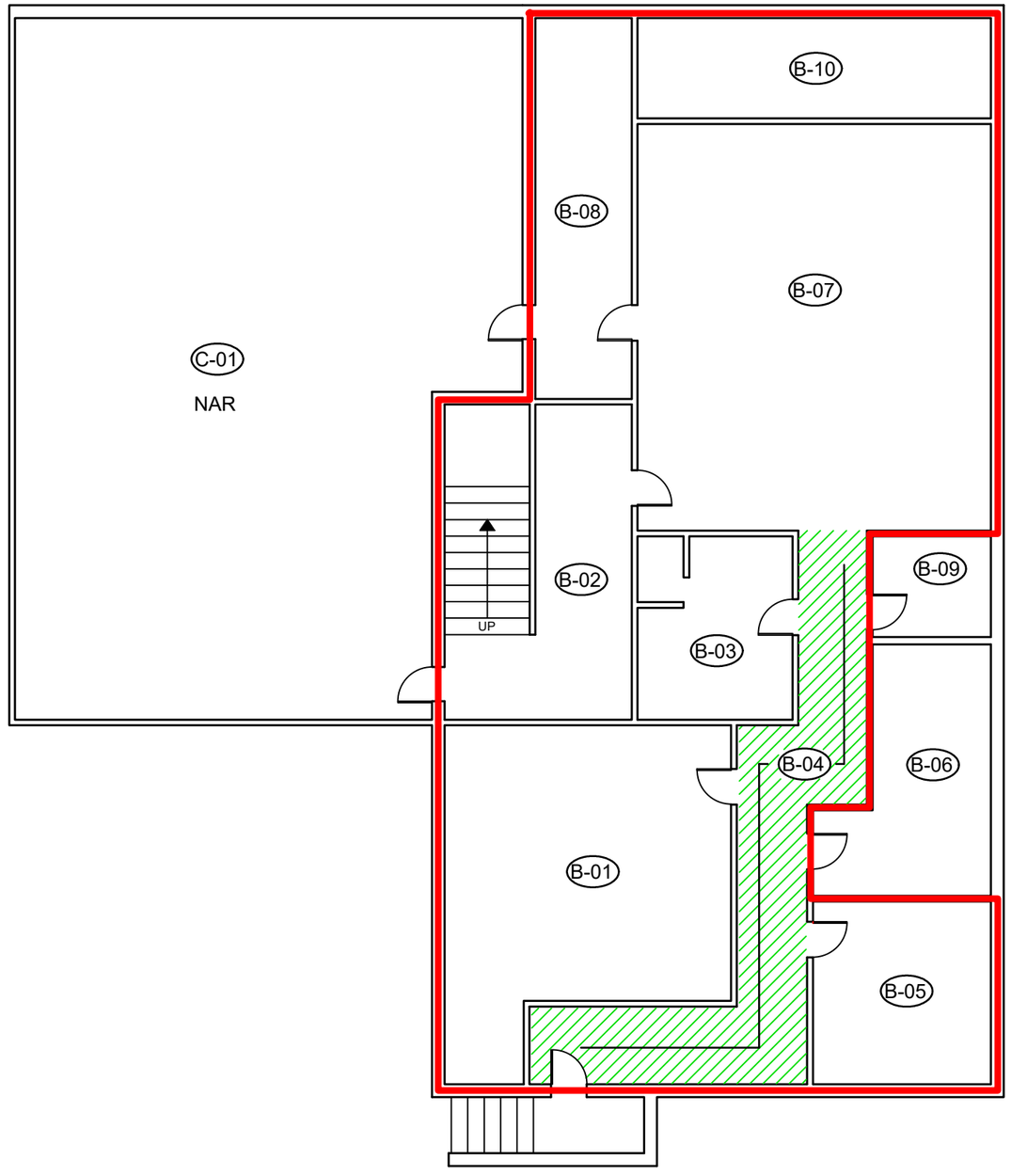
2-05	Washroom	Floor	Ceramic	Asbestos	Visually Similar to 13A-13C	None Detected	N/A	N/A	Grout, Safetech DSHM Project No. 1-3250703
2-05	Washroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-05	Washroom	Walls	Ceramic	Asbestos	Visually Similar to 13A-13C	None Detected	N/A	N/A	Grout, Safetech DSHM Project No. 1-3250703
2-05	Washroom	Ceiling	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-05	Washroom	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
2-06	Bedroom	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C	0.5-5% Chrysotile	125 SF	Good	VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic
2-06	Bedroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-06	Bedroom	Ceiling	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-07	Bedroom	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C	0.5-5% Chrysotile	405 SF	Good	VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic
2-07	Bedroom	Walls	Plaster	Asbestos	A0005C*	None Detected	N/A	N/A	*Pinchin Project No. 266147
2-07	Bedroom	Walls	Paint	Lead	L0006*	0.24%	500 SF	Good	Yellow on plaster wall *Pinchin File No. 266147
2-07	Bedroom	Ceiling	Plaster	Asbestos	S0001A-C	None-Detected	405 SF	Good	2024/b317670-S0001A-C (2 DJC samples - 2024/b317670-S0001B-C phase c)
2-07	Bedroom	Ceiling	Plaster	Lead	L0001	2.60%	405 SF	Good	White paint on non-asbestos plaster 2024-C4K4852
2-08	Washroom Hallway	Floor	Ceramic	Asbestos	13A-13C	None Detected	N/A	N/A	Grout, Safetech DSHM Project No. 1-3250703
2-08	Washroom Hallway	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-08	Washroom Hallway	Ceiling	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-09	Closet	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C	0.5-5% Chrysotile	10 SF	Good	VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic
2-09	Closet	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-09	Closet	Ceiling	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-10	Bedroom	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C	0.5-5% Chrysotile	100 SF	Good	VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic
2-10	Bedroom	Walls	Plaster	Asbestos	A0005E*	None Detected	N/A	N/A	*Pinchin Project No. 266147
2-10	Bedroom	Ceiling	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-11	Bedroom	Floor	Vinyl Floor Tile (VFT09)	Asbestos	2018-A0001A-C	0.5-5% Chrysotile	255 SF	Good	VFT09, 12" x 12", Yellow with White Streaks and non-asbestos black mastic
2-11	Bedroom	Walls	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-11	Bedroom	Ceiling	Plaster	Asbestos	Visually Similar to 2A-2C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-12	Washroom	Floor	Ceramic	Asbestos	Visually Similar to 13A-13C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-12	Washroom	Walls	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-12	Washroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-13	Staff Washroom	Floor	Ceramic	N/A	Visually Similar to 13A-13C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-13	Staff Washroom	Walls	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-13	Staff Washroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-14	Washroom	Floor	Ceramic	Asbestos	Visually Similar to 13A-13C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703

2-14	Washroom	Walls	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	
2-14	Washroom	Walls	Ceramic	Asbestos	12A-12C	None Detected	N/A	N/A	Safetech DSHM Project No. 1-3250703
2-14	Washroom	Ceiling	Drywall (DJC)	Asbestos	Visually Similar to 3A-3G	None Detected	N/A	N/A	
2-14	Washroom	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	

Appendix II: Site Drawings

LEGEND

- Assumed/Confirmed ACM
- B09 — Location Number
- NAR — No Access to Room
- Areas Assessed



1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS ASSESSMENT REPORT.
2) NOT ALL ASBESTOS-CONTAINING MATERIALS ARE INDICATED IN THE FLOOR PLAN. REFER TO THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS 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".

BASEMENT

HVAC UPGRADES PROJECT

126 PAPE AVENUE
TORONTO, ON

DRAWING NO.
DS-1

DATE: AUGUST 8, 2025

SAFETECH PROJECT NO.
1-3250703

safeTECH ENVIRONMENTAL LTD.
3045 SOUTHCREEK ROAD, UNIT 14
MISSISSAUGA, ONTARIO
L4X 2X7

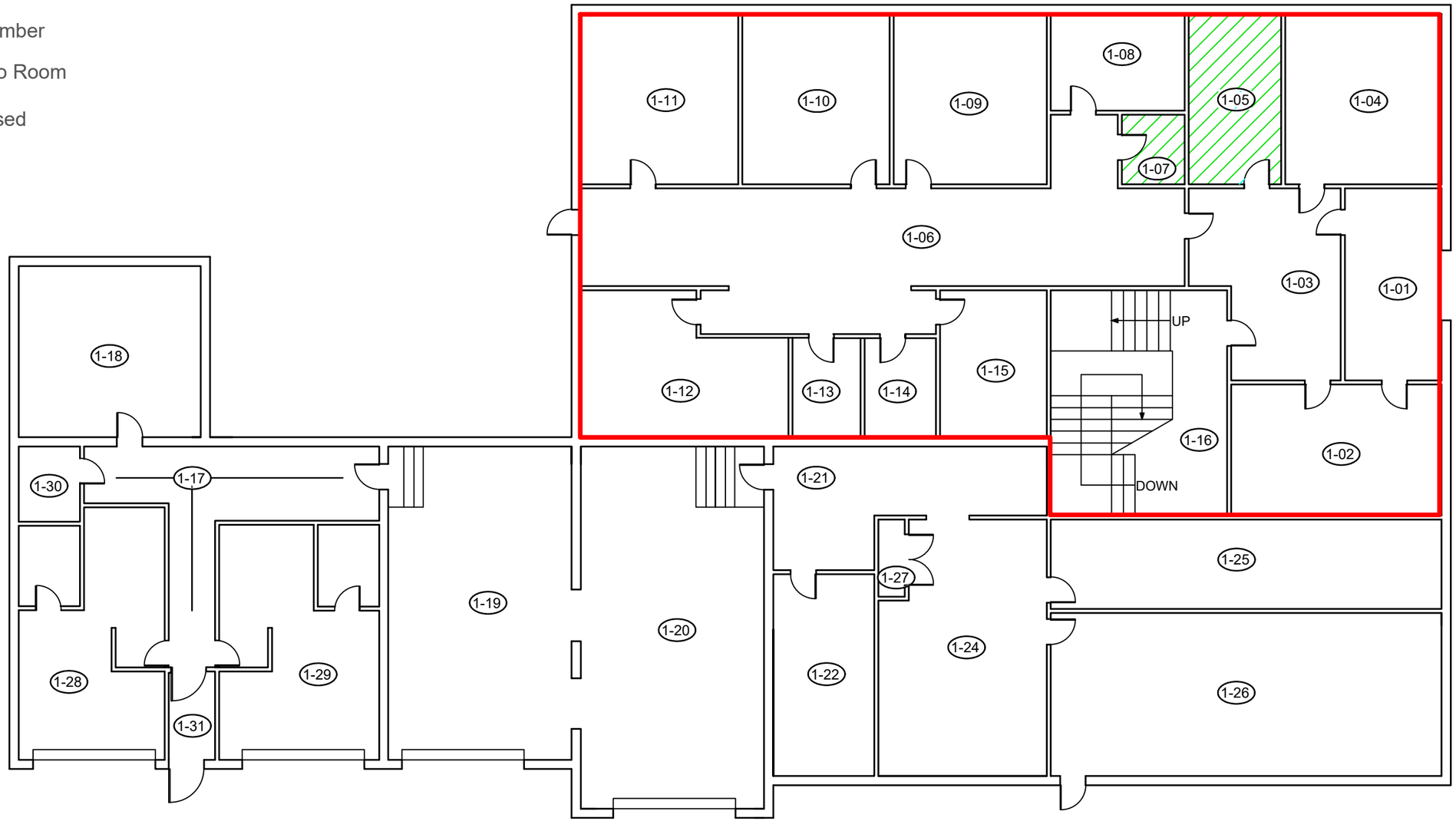
LEGEND

Assumed/Confirmed ACM

B09 Location Number

NAR No Access to Room

Area Assessed



1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS ASSESSMENT REPORT.
2) NOT ALL ASBESTOS-CONTAINING MATERIALS ARE INDICATED IN THE FLOOR PLAN. REFER TO THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS 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".

1ST FLOOR

HVAC UPGRADES PROJECT

126 PAPE AVENUE
TORONTO, ON

DRAWING NO.

DS-2

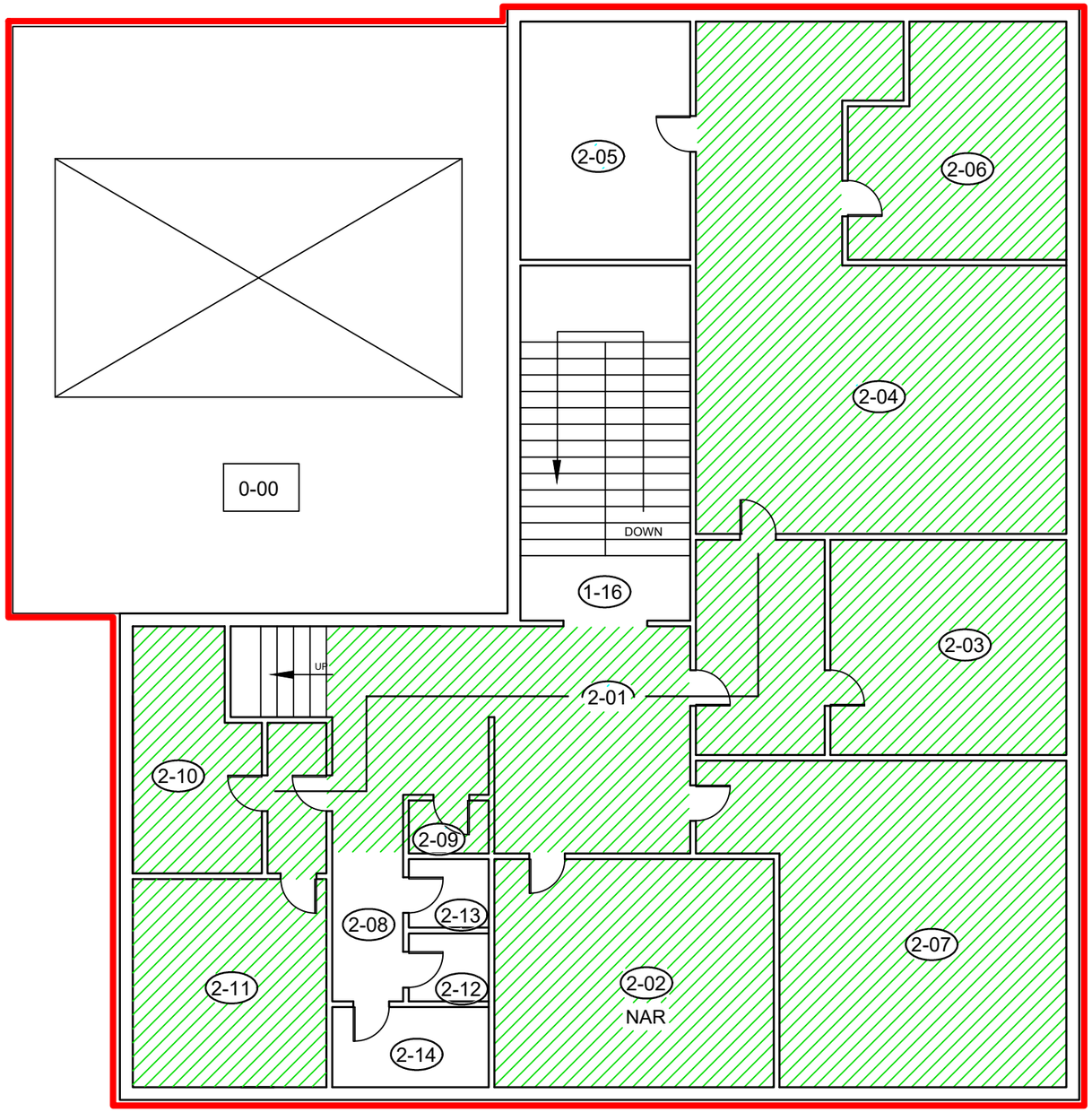
DATE: AUGUST 8, 2025

SAFETECH PROJECT NO.
1-3250703

safeTECH ENVIRONMENTAL LTD.
3045 SOUTHCREEK ROAD, UNIT 14
MISSISSAUGA, ONTARIO
L4X 2X7

LEGEND

- Assumed/Confirmed ACM
- B09 — Location Number
- NAR — No Access to Room
- Area Assessed



1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS ASSESSMENT REPORT.
2) NOT ALL ASBESTOS-CONTAINING MATERIALS ARE INDICATED IN THE FLOOR PLAN. REFER TO THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS 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".

2ND FLOOR/LOWER ROOF

HVAC UPGRADES PROJECT

126 PAPE AVENUE
TORONTO, ON

DRAWING NO.

DS-3

DATE: AUGUST 8, 2025

SAFETECH PROJECT NO.
1-3250703

safeTECH ENVIRONMENTAL LTD.
3045 SOUTHCREEK ROAD, UNIT 14
MISSISSAUGA, ONTARIO
L4X 2X7

Appendix III: Laboratory Certificate of Analysis – Asbestos

EMSL Canada Inc.

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http://www.EMSL.com / torontolab@emsl.com

EMSL Canada Order 552514282
Customer ID: 55SELI62
Customer PO: 1-3250703
Project ID:

Attn: Jason King
Safetech Environmental Limited
3045 Southcreek Road
Unit 14
Mississauga, ON L4X 2X7

Proj: 126 Pape Ave/ 1-3250703

Phone: (905) 624-2722
Fax: (905) 624-4306
Collected: 7/11/2025
Received: 8/13/2025
Analyzed: 8/14/2025

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 1a-Texture **Lab Sample ID:** 552514282-0001
Sample Description: Basement, Corridor (B-04)/Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	98.0%	2% Chrysotile	

Client Sample ID: 1a-Joint Compound **Lab Sample ID:** 552514282-0001A
Sample Description: Basement, Corridor (B-04)/Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 1b-Texture **Lab Sample ID:** 552514282-0002
Sample Description: Basement, Corridor (B-04)/Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 1b-Joint Compound **Lab Sample ID:** 552514282-0002A
Sample Description: Basement, Corridor (B-04)/Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 1c-Texture **Lab Sample ID:** 552514282-0003
Sample Description: Basement, Corridor (B-04)/Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 1c-Joint Compound **Lab Sample ID:** 552514282-0003A
Sample Description: Basement, Corridor (B-04)/Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 2a-Skim Coat **Lab Sample ID:** 552514282-0004
Sample Description: Second Floor, Corridor (2-01)/Smooth Plaster Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	White	0.0%	100.0%	None Detected	

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http://www.EMSL.com / torontolab@emsl.com

EMSL Canada Order 552514282
Customer ID: 55SELI62
Customer PO: 1-3250703
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 2a-Rough Coat ***Lab Sample ID:*** **552514282-0004A**
Sample Description: Second Floor, Corridor (2-01)/Smooth Plaster Ceiling

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 2b-Joint Compound ***Lab Sample ID:*** **552514282-0005**
Sample Description: Second Floor, Corridor (2-01)/Smooth Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 2b-Skim Coat ***Lab Sample ID:*** **552514282-0005A**
Sample Description: Second Floor, Corridor (2-01)/Smooth Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 2b-Rough Coat ***Lab Sample ID:*** **552514282-0005B**
Sample Description: Second Floor, Corridor (2-01)/Smooth Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 2c-Skim Coat ***Lab Sample ID:*** **552514282-0006**
Sample Description: Second Floor, Stairwell (1-16)/Smooth Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 2c-Rough Coat ***Lab Sample ID:*** **552514282-0006A**
Sample Description: Second Floor, Stairwell (1-16)/Smooth Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 3a ***Lab Sample ID:*** **552514282-0007**
Sample Description: Basement, Stairwell/Hallway (B-02)/Drywall Joint Compound (Wall)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 3b ***Lab Sample ID:*** **552514282-0008**
Sample Description: Basement, Corridor (B-04)/Drywall Joint Compound (Wall)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

EMSL Canada Inc.

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http://www.EMSL.com / torontolab@emsl.com

EMSL Canada Order 552514282
Customer ID: 55SELI62
Customer PO: 1-3250703
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 3c ***Lab Sample ID:*** **552514282-0009**

Sample Description: Basement, Kitchen (B-07)/Drywall Joint Compound (Wall)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 3d ***Lab Sample ID:*** **552514282-0010**

Sample Description: Basement, Kitchen (B-07)/Drywall Joint Compound (Ceiling)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 3e ***Lab Sample ID:*** **552514282-0011**

Sample Description: Basement, Boiler Room (B-01)/Drywall Joint Compound (Ceiling)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 3f ***Lab Sample ID:*** **552514282-0012**

Sample Description: First Floor, Main Lobby (1-03)/Drywall Joint Compound (Ceiling)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 3g ***Lab Sample ID:*** **552514282-0013**

Sample Description: First Floor, Corridor (1-06)/Drywall Joint Compound (Ceiling)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 4a ***Lab Sample ID:*** **552514282-0014**

Sample Description: Second Floor, Stairwell (1-16)/12"x12" Vinyl Floor Tiles (White with Grey Flecks)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 4b ***Lab Sample ID:*** **552514282-0015**

Sample Description: Second Floor, Stairwell (1-16)/"12""x12"" Vinyl Floor Tiles (White with Grey Flecks)"

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 4c ***Lab Sample ID:*** **552514282-0016**

Sample Description: Second Floor, Stairwell (1-16)/"12""x12"" Vinyl Floor Tiles (White with Grey Flecks)"

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

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http://www.EMSL.com / torontolab@emsl.com

EMSL Canada Order 552514282
Customer ID: 55SELI62
Customer PO: 1-3250703
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 5a ***Lab Sample ID:*** **552514282-0017**

Sample Description: Second Floor, Stairwell (1-16)/"12""x12"" Vinyl Floor Tiles (Off-White with Grey Flecks)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 5b ***Lab Sample ID:*** **552514282-0018**

Sample Description: Second Floor, Stairwell (1-16)/"12""x12"" Vinyl Floor Tiles (Off-White with Grey Flecks)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 5c ***Lab Sample ID:*** **552514282-0019**

Sample Description: Second Floor, Stairwell (1-16)/"12""x12"" Vinyl Floor Tiles (Off-White with Grey Flecks)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

Client Sample ID: 6a ***Lab Sample ID:*** **552514282-0020**

Sample Description: Basement, Stairwell/Hallway (B-02)/12"x12" Vinyl Floor Tiles (Orange with Brown Flecks)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 6b ***Lab Sample ID:*** **552514282-0021**

Sample Description: Basement, Stairwell/Hallway (B-02)/12"x12" Vinyl Floor Tiles (Orange with Brown Flecks)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 6c ***Lab Sample ID:*** **552514282-0022**

Sample Description: Basement, Stairwell/Hallway (B-02)/12"x12" Vinyl Floor Tiles (Orange with Brown Flecks)

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 7a ***Lab Sample ID:*** **552514282-0023**

Sample Description: Second Floor, Stairwell (1-16)/Black Mastic associated with Orange with Brown Flecks Vinyl Floor Tiles

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray/Yellow	0.0%	100.0%	None Detected	

Client Sample ID: 7b ***Lab Sample ID:*** **552514282-0024**

Sample Description: Second Floor, Stairwell (1-16)/Black Mastic associated with Orange with Brown Flecks Vinyl Floor Tiles

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray/Black	0.0%	100.0%	None Detected	

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EMSL Canada Order 552514282
Customer ID: 55SELI62
Customer PO: 1-3250703
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 7c **Lab Sample ID:** **552514282-0025**

Sample Description: Second Floor, Stairwell (1-16)/Black Mastic associated with Orange with Brown Flecks Vinyl Floor Tiles

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: 8a **Lab Sample ID:** **552514282-0026**

Sample Description: Lower Roof (0-00)/Flashing Caulking

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	8/14/2025	Beige	0.0%	100%	None Detected	

Client Sample ID: 8b **Lab Sample ID:** **552514282-0027**

Sample Description: Lower Roof (0-00)/Flashing Caulking

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	8/14/2025	Beige	0.0%	100%	None Detected	

Client Sample ID: 8c **Lab Sample ID:** **552514282-0028**

Sample Description: Lower Roof (0-00)/Flashing Caulking

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	8/14/2025	Beige	0.0%	100%	None Detected	

Client Sample ID: 9a-Shingle **Lab Sample ID:** **552514282-0029**

Sample Description: Lower Roof (0-00)/2-Ply Roof (0-00) Membrane

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	15.0%	85.0%	None Detected	

Client Sample ID: 9a-Tar Felt **Lab Sample ID:** **552514282-0029A**

Sample Description: Lower Roof (0-00)/2-Ply Roof (0-00) Membrane

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	10.0%	90.0%	None Detected	

Client Sample ID: 9b-Shingle **Lab Sample ID:** **552514282-0030**

Sample Description: Lower Roof (0-00) (Pitched Roof (0-00))/2-Ply Roof (0-00) Membrane

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	15.0%	85.0%	None Detected	

Client Sample ID: 9b-Tar Felt **Lab Sample ID:** **552514282-0030A**

Sample Description: Lower Roof (0-00) (Pitched Roof (0-00))/2-Ply Roof (0-00) Membrane

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	10.0%	90.0%	None Detected	

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http://www.EMSL.com / torontolab@emsl.com

EMSL Canada Order 552514282
Customer ID: 55SELI62
Customer PO: 1-3250703
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 9c-Shingle ***Lab Sample ID:*** **552514282-0031**

Sample Description: Lower Roof (0-00) (Pitched Roof (0-00))/2-Ply Roof (0-00) Membrane

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	15.0%	85.0%	None Detected	

Client Sample ID: 9c-Tar Felt ***Lab Sample ID:*** **552514282-0031A**

Sample Description: Lower Roof (0-00) (Pitched Roof (0-00))/2-Ply Roof (0-00) Membrane

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	10.0%	90.0%	None Detected	

Client Sample ID: 10a ***Lab Sample ID:*** **552514282-0032**

Sample Description: Lower Roof (0-00) (Pitched Roof (0-00))/Paper Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Brown/Yellow	80.0%	20.0%	None Detected	

Client Sample ID: 10b ***Lab Sample ID:*** **552514282-0033**

Sample Description: Lower Roof (0-00) (Pitched Roof (0-00))/Paper Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Brown/Yellow	80.0%	20.0%	None Detected	

Client Sample ID: 10c ***Lab Sample ID:*** **552514282-0034**

Sample Description: Lower Roof (0-00)/Paper Barrier

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Brown/Yellow	80.0%	20.0%	None Detected	

Client Sample ID: 11a ***Lab Sample ID:*** **552514282-0035**

Sample Description: Lower Roof (0-00) (Pitched Roof (0-00))/Tar Felt

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	15.0%	85.0%	None Detected	

Client Sample ID: 11b ***Lab Sample ID:*** **552514282-0036**

Sample Description: Lower Roof (0-00) (Pitched Roof (0-00))/Tar Felt

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	15.0%	85.0%	None Detected	

Client Sample ID: 11c ***Lab Sample ID:*** **552514282-0037**

Sample Description: Lower Roof (0-00)/Tar Felt

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Black	15.0%	85.0%	None Detected	

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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 12a **Lab Sample ID:** **552514282-0038**
Sample Description: Second Floor, Washroom (2-14)/Ceramic Wall Tile Grout

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 12b **Lab Sample ID:** **552514282-0039**
Sample Description: Second Floor, Washroom (2-14)/Ceramic Wall Tile Grout

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 12c **Lab Sample ID:** **552514282-0040**
Sample Description: Second Floor, Washroom (2-14)/Ceramic Wall Tile Grout

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 13a **Lab Sample ID:** **552514282-0041**
Sample Description: Second Floor, Corridor (2-08)/Ceramic Wall Tile Grout

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 13b **Lab Sample ID:** **552514282-0042**
Sample Description: Second Floor, Corridor (2-08)/Ceramic Wall Tile Grout

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 13c **Lab Sample ID:** **552514282-0043**
Sample Description: Second Floor, Corridor (2-08)/Ceramic Wall Tile Grout

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 14a-Mortar 1 **Lab Sample ID:** **552514282-0044**
Sample Description: Front Exterior/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 14a-Mortar 2 **Lab Sample ID:** **552514282-0044A**
Sample Description: Front Exterior/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Beige	0.0%	100.0%	None Detected	

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EMSL Canada Order 552514282
Customer ID: 55SELI62
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Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 14b-White Material ***Lab Sample ID:*** **552514282-0045**
Sample Description: Basement, Stairwell/ Vestibule (B-02)/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 14b-Mortar ***Lab Sample ID:*** **552514282-0045A**
Sample Description: Basement, Stairwell/ Vestibule (B-02)/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 14c-White Material ***Lab Sample ID:*** **552514282-0046**
Sample Description: Basement, Electrical Closet (b-10)/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 14c-Yellow Material ***Lab Sample ID:*** **552514282-0046A**
Sample Description: Basement, Electrical Closet (b-10)/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: 14c-Mortar ***Lab Sample ID:*** **552514282-0046B**
Sample Description: Basement, Electrical Closet (b-10)/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 14d ***Lab Sample ID:*** **552514282-0047**
Sample Description: Lower Roff (0-00)/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/14/2025	Gray	0.0%	100.0%	None Detected	

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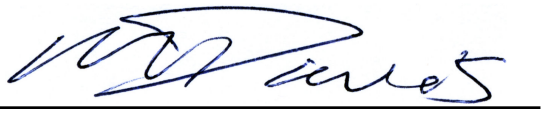
EMSL Canada Order 552514282
Customer ID: 55SELI62
Customer PO: 1-3250703
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Analyst(s):

Diana Costantino	PLM (10) PLM Grav. Reduction (2)
Nickesh Mistry	PLM (26) PLM Grav. Reduction (1)
Vanessa Gallego	PLM (20)

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 is a summary report; official reports are available on LabConnect or upon request and 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. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

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

Initial report from: 08/14/202520:25:15

Appendix IV: Laboratory Certificate of Analysis – Lead

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EMSL Canada Or	552514283
CustomerID:	55SELI62
CustomerPO:	1-3250703
ProjectID:	

Attn: **Jason King**
Safetech Environmental Limited
3045 Southcreek Road
Unit 14
Mississauga, ON L4X 2X7

Phone:	(905) 624-2722
Fax:	(905) 624-4306
Received:	8/13/2025 09:00 AM
Collected:	8/7/2025

Project: **126 Pape Ave/ 1-3250703**

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

Client SampleDescription	Collected	Analyzed	Weight	RDL	Lead Concentration
L-01 *552514283-0001*	8/7/2025	8/14/2025 Site: Boiler Room (B-01) / Brick Wall Desc: Beige	0.2569 g	0.0064 % wt	0.078 % wt
L-02 *552514283-0002*	8/7/2025	8/14/2025 Site: Corridor (2-01) / Smooth Plaster Ceiling Desc: White	0.2582 g	0.0064 % wt	0.073 % wt
L-03 *552514283-0003*	8/7/2025	8/14/2025 Site: Corridor (2-01) / Smooth Plaster Wall Desc: Yellow	0.2591 g	0.0064 % wt	<0.0064 % wt

Rowena Fanto, Lead Supervisor
or other approved signatory

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. * Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.0064% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA LAP, LLC-ELLAP Accredited #196142

Initial report from 08/15/2025 07:15:06

Appendix V: Methodology

A. METHODOLOGY

The presence of hazardous materials was assessed by visual inspection. For the purpose of this assessment and this document, hazardous materials include designated substances as well as other chemical, biological and environmental hazards as defined below:

- Designated Substances (as prescribed by Ontario Regulation 490/09):
    - Acrylonitrile, Arsenic, Asbestos, Benzene, Coke Oven Emissions, Ethylene Oxide, Isocyanates, Lead, Mercury, Silica and Vinyl Chloride.
- Other Hazardous Materials:
    - **Chemical Hazards** – Urea Formaldehyde Foam Insulation (UFFI)
    - **Biological Hazards** – Mould Contamination and Pest Infestation
    - **Environmental Hazards** – Polychlorinated Biphenyls (PCBs) and Ozone Depleting & Global Warming Substances

Concealed locations such as above solid plaster or drywall ceilings, within plaster or drywall wall cavities, enclosed mechanical/pipe shafts and bulkheads, etc. were not investigated, unless otherwise stated in Section 1.3. Similarly, motors, blowers, electrical panels, etc., were not de-energized or disassembled to examine concealed conditions. Building materials that are not detailed within this assessment due to inaccessibility at the time of our site visit and/or uncovered during renovation/demolition activities should be assessed by a qualified person prior to their disturbance.

Bulk sampling followed by laboratory analysis was also conducted to confirm the presence/absence of select hazardous materials. Bulk sampling was limited to asbestos in building materials and lead in paint on building finishes (if flaking paint was present). All other hazardous materials were identified by visual inspection only. Where possible, observations regarding the location, quantity and condition of the hazardous materials identified were made in order to determine the potential for exposure and provide appropriate recommendations for remedial action, if necessary. Specific methodology for each individual hazardous material assessed is further detailed below.

A.1 Designated Substances

A.1.1 Asbestos

A visual inspection for the presence of both friable and non-friable asbestos-containing material (ACM) was performed in the subject area.

If an existing asbestos survey was available for review, Safetech relied on the information present. Building materials that were visually similar to materials previously tested and that were confirmed to be either ACM or non-ACM were considered to have consistent content and were not re-sampled. Additional sampling was only conducted where the investigator believed a need existed.
Bulk samples of building materials suspected to contain asbestos were retrieved by Safetech only for materials that were deemed to have a potential to be disturbed as part

of the construction project. Some suspect materials may not have been sampled during our investigation. Bulk samples were retrieved in accordance with Section 3 and Table 1 of Ontario Regulation 278/05, "Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations". The number of samples collected for each material was based on the type and quantity of the material present in the subject area. Each individual sample was placed in a labeled zip-lock bag for transportation to an independent laboratory (EMSL). EMSL is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos fiber analysis.

Analysis for asbestos content was performed by the independent laboratory in accordance with the U.S. Environmental Protection Agency (EPA) Test Method *EPA/600/R-93-116: Method for the Determination of Asbestos in Bulk Building Materials (June 1993)*. This method identifies the asbestos fibre content of building materials using polarized light microscopy (PLM) analytical techniques, with confirmation of presence and type of asbestos made by dispersion staining optical microscopy. This analytical method meets the requirements set forth in Section 3 of O. Reg. 278/05.

In accordance with O. Reg. 278/05, an asbestos-containing material is defined as material that contains 0.5 per cent or more asbestos by dry weight. The laboratory was instructed to conduct "stop-positive" analysis for all materials. If a sample was found to be asbestos-containing no further analysis was conducted for samples taken from the same homogeneous material.

Locations where ACM have been identified are detailed in this report. Recommendations pertaining to ACM were made based on the friability, accessibility and condition of the material in conjunction with the potential for the planned renovation work to disturb the ACM.

A.1.2 Assessment of Asbestos-Containing Building Materials

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.

A.1.2.1 Accessibility

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

A.1.2.2 Condition

The condition of asbestos-containing materials identified in the subject area was assessed as Good (G), Fair (F) or Poor (P). The assessment criteria used to determine condition is dependent on material characteristics, such as friability. The following table summarizes the criteria used by Safetech to evaluate the condition of ACM.

Sprayed Fireproofing, Sprayed Insulation and Sprayed Texture Finishes	
Good	• Surface shows no significant signs of damage, deterioration, or delamination (i.e. <1%). • Unencapsulated or unpainted fireproofing or texture finishes, where no delamination or damage is observed. • Encapsulated fireproofing or texture finishes where encapsulation applied after damage or fallout.
Fair	• Not utilized as part of condition assessment for these materials.
Poor	• Greater than 1% damage, delamination, or deterioration to surface.
In areas where damage exists in isolated locations, both Good and Poor may be applicable.	
Mechanical Insulation (boilers, breeching, ductwork, piping, tanks, equipment, etc.)	
Good	• Insulation completely covered in jacketing and exhibits no evidence of damage or deterioration. • Jacketing may have minor damage (i.e. scuffs or stains), but is not penetrated.
Fair	• Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination). • Undamaged insulation that had never been jacketed. • Insulation is exposed but not showing surface disintegration. • Extent of missing insulation ranges from minor to none. • Damage that can be repaired.
Poor	• Original insulation jacket is missing, damaged, deteriorated, or delaminated. • Insulation is exposed and significant areas have been dislodged. • Damage that cannot be easily repaired.
Non-Friable and Potentially Friable Materials (includes materials such as plaster finishes, drywall compound, ceiling tiles, asbestos cement products, vinyl asbestos tile and asbestos paper backed vinyl sheet flooring, etc., which have the potential to become friable when handled)	
Good	• No significant damage. • Material may be cracked or broken but is stable and not likely to become friable upon casual contact. • No friable debris present
Fair	• Not utilized as part of condition assessment for these materials.
Poor	• Material is severely damaged. • Debris is present or binder has disintegrated to the point where the material has become friable.
Asbestos-Containing Debris (noted separately from the presumed source material)	
Poor	• Debris is always considered to be in Poor condition.

A.1.2.3 Action

Recommended ACTION for compliance and for management of identified asbestos-containing materials has been provided for each condition and component outlined in the above table. Recommendations have been classified under the following 8 ACTIONS:

1. Action dealing with the immediate clean-up of fallen ACM likely to be disturbed.

2. Action dealing with the need to use Type 2 asbestos procedures to enter an area (other than a ceiling space).
3. Action dealing with performing asbestos removal for compliance with regulations.
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.
5. Action dealing with the removal of asbestos that goes beyond compliance requirements but simplifies the asbestos management.
6. Action dealing with the repair of asbestos.
7. Action dealing with ACM surveillance requirements of the regulation.
8. Action for dealing with material that may contain asbestos but was not conclusively identified in the survey.

A.1.2.4 Quantity

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) have only been provided for materials requiring remedial or corrective action (i.e. materials in Fair or Poor condition). In such circumstances any quantities provided should be considered rough estimates only and should not be solely relied upon for bidding purposes. It is the responsibility of the selected Contractor to obtain actual quantities.

A.2 Lead

If paint samples were collected, they would be collected by scraping the paint down to the base material substrate to ensure collection of all layers of paint. Care would be taken to avoid collection of the underlying substrate to reduce analytical substrate matrix interference.

If collected, paint samples would be submitted to an independent laboratory for the determination of lead content. The laboratory would participate in and accredited by the EPA (U.S. Environmental Protection Agency) for analysis of lead in paint chips through the American Industrial Hygiene Association (AIHA) Environmental Lead Laboratory Accreditation Program (ELLAP). Analysis would be conducted by the laboratory following the EPA “Test Methods for Evaluating Solid Waste, Physical/Chemical Methods” (SW-846), Method 7000B “Flame Atomic Absorption Spectrophotometry”. Result of analysis would be reported by the laboratory as the percentage of lead by weight of the total sample (% by wt.).

The presence of lead in other materials, such as lead sheeting, pigmented mortar, lead piping, lead solder, etc. would be noted where observed but not sampled to verify lead content. Lead can be present in these materials to varying degrees, depending on their age of application and should be considered lead-containing until proven otherwise.

A.3 Mercury

The type, quantity and location of mercury-containing equipment and devices in the subject area were determined by visual inspection based on appearance, age and knowledge of historical uses. Sampling for mercury-containing building materials and dismantling of suspect mercury-containing equipment was not performed. Where possible, attempts were made to verify the presence/absence of mercury by gathering additional information such as equipment model number, serial number, etc.

A.4 Silica

The presence of crystalline silica in building materials was determined through visual inspection of building materials only, based on knowledge of the historic use of silica-containing materials in certain building materials. Sampling to verify the presence/absence of silica in building materials was not performed.

A.5 Other Designated Substances

Other designated substances (i.e. acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride) are typically not expected to be encountered in building materials as significant constituents or in a form that would represent an exposure concern. These substances were not included in the assessment unless specific information regarding their use (e.g. in a manufacturing process) was provided to us. No sampling for these designated substances was performed.

A.6 Other Hazardous Materials

A.6.1 Chemical Hazards

A.6.1.1 Urea Formaldehyde Foam Insulation (UFFI)

A visual inspection to evaluate the possible presence of Urea Formaldehyde Foam Insulation (UFFI) was conducted in the subject area. Our visual inspection was limited to identifying evidence of possible UFFI installation (i.e. repaired nozzle holes in walls) and overspray at wall/ceiling joints, etc. No destructive testing or material sampling was conducted as part of the assessment.

A.7 Biological Hazards

A.7.1.1 Mould Contamination

A visual inspection to determine the possibility of mould growth was conducted in the subject area. The assessment was limited to identifying evidence of mould growth and water damage (staining, material deterioration, efflorescence, etc.) on the surface of building materials, which may be an indicator of hidden mould growth. No moisture content readings of building materials were taken to determine their current condition. Additionally, destructive testing to confirm the presence/absence of hidden mould growth and material sampling to verify the presence/absence of mould on suspect surfaces was beyond the scope of this assessment.

A.7.1.2 Pest Infestation

The presence and extent of pest infestation in the subject area was based on visually inspecting for evidence of significant pest activity, including signs of nesting, droppings/fecal accumulation, dead insects/carcass accumulation, etc. Evidence of minor pest presence was not considered to be indicative of pest infestation.

A.8 Environmental Hazards

A.8.1 Polychlorinated Biphenyls (PCBs)

The presence of PCB-containing electrical equipment in the subject area was identified through visual inspection and knowledge of the timeline of historical use.

For stand-alone transformers and capacitors, information from the manufacturer nameplate (such as the date of manufacture, dielectric fluid trade name or "Type Number", etc.) was gathered, where possible, to further evaluate if the equipment may contain PCBs. This information was then compared to the information provided in the Environment Canada document entitled "Handbook on PCB's in Electrical Equipment" (Third Edition, April 1988) to aid in identification. Transformers and capacitors confirmed to be manufactured after 1979 were assumed to not contain PCBs. If appropriate information could not be obtained it was assumed that the transformer or capacitor contained PCBs.

For fluorescent light ballasts, a representative number of fixtures were inspected, if possible, for assessment areas that were constructed prior to 1980 and where there was no history or evidence of a complete lighting retrofit. The light fixtures were examined by removing any lenses and ballast covers to expose the ballast and identify information such as ballast make, model number, serial number, and date code. This information was then compared to the information provided in the Environment Canada document entitled "Identification of Lamp Ballasts Containing PCBs" (Report EPS 2/CC/2 (revised) August 1991) to aid in identification. Ballasts that could not be confirmed Non-PCB-containing were assumed to contain PCBs. The light fixtures were not de-energized and ballasts were not removed to obtain manufacturer information that may be on the back of the ballast. If visual confirmation of ballast type could not be made it was assumed that light fixtures in areas constructed prior to 1980 that have not undergone a complete lighting retrofit have PCB-containing ballasts until proven otherwise.

No sampling of materials or fluids within equipment was conducted to verify the presence/absence of PCBs. Inspection and testing of other materials for PCB content, including (but not limited to) caulking, asphalt, oil-based paint, plastics, switches, electric cables and hydraulic fluids was beyond the scope of the assessment.

A.8.2 Ozone Depleting and Global Warming Substances

The presence of fixed equipment likely to contain ozone-depleting substances (ODS) and/or global-warming substances (GWS) was identified through visual inspection and

knowledge of the timeline of historical use. This included equipment such as chillers, air-conditioners, walk-in refrigeration and freezer units and fixed dry-chemical fire extinguishers, where chemicals such as hydrochlorofluorocarbons (HCFCs), hydrofluorocarbons (HFCs) or halons may be present. Where possible, information regarding the type and quantity of refrigerant present was obtained from the manufacturer nameplate. Our visual assessment was limited to fixed equipment in the subject area and did not include portable equipment such as stand-alone refrigerators, freezers, water coolers, air-conditioners and fire extinguishers, etc.