



ENGINEERING



LABORATORY



## **PRE-DEMOLITION DESIGNATED SUBSTANCE SURVEY**

Warehouse Building  
30 Newbridge Road, Toronto, ON



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Project No. FE 23-13000R

June 6, 2023

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## 1.0. EXECUTIVE SUMMARY

Fisher Engineering Limited ('Fisher') was retained by the City of Toronto, Corporate Real Estate Management to carry out a Pre-Demolition Designated Substances Survey (DSS) of a warehouse building located at 30 Newbridge Road, Toronto, Ontario (hereinafter referred to as the "Site").

The scope of a pre-demolition DSS generally consists of a review of existing environmental reports (if available); visual inspection for the presence of designated substances within the buildings; collection and analysis of the building materials suspected to contain designated substances, particularly asbestos and lead, to identify their locations, and other potentially hazardous materials at the Site; and to providing recommendations for the safe handling or abatement of these materials prior to demolition. The site inspections and sampling work was conducted on May 15, 2023 by Mr. Iqbal Fattah and Ms. Yvonne Hoogeveen of Fisher.

A summary of the designated substances identified during the survey are presented below:

### **Asbestos**

Sampling was conducted of building materials suspected to contain asbestos and expected to be impacted by planned construction activities. A total of seventy-nine (79) bulk samples were collected and submitted to Fisher Environmental Laboratories for Polarised Light Microscopy (PLM) analysis, as outlined in NIOSH Method 9002. Based on the findings, confirmed asbestos-containing materials identified at the Site include the following:

- Asbestos-containing white caulking was found around the exterior of the window and door frames of the two-storey office building.
- Asbestos-containing dark grey caulking was found along the flashing on the roof and wall joints on the two-storey office building.
- Asbestos-containing parging cement was found on pipe fittings in select locations of the two-storey office building and within the northern warehouse area.
- Asbestos-containing Transite Pipe was identified in the southern warehouse area.
- Asbestos-containing Transite Board was identified along the roof line of the southern and northern warehouse area as well as a specific area within the midway warehouse.

Prior to demolition activities at the Site, all asbestos-containing materials must be removed from the Site in accordance with MOL O. Reg. 278/05 - *Asbestos on Construction Projects and in Buildings and Repair Operations*, and disposed of at an MOE-licensed landfill in accordance with O. Reg. 558/00 (amending O. Reg. 347, *General – Waste Management*).

Specifically, Fisher recommends the following:

- Provide a copy of this report to contractors bidding on or performing work at the Site.

- Removal of the white caulking (approximately 3,000 linear feet) will require Type 1 asbestos abatement procedures, as per O. Reg. 278/05.
- Removal of the dark grey caulking (approximately 1,000 linear feet) will require Type 1 asbestos abatement procedures, as per O. Reg. 278/05.
- Removal of parging cement found on pipe fittings (5 plus) will require Type 2 glove bag asbestos abatement procedures as per O. Reg. 278/05.
- Removal of Transite Pipe (approximately 60 linear feet) will require Type 1 asbestos abatement procedures, as per O. Reg. 278/05.
- Removal of Transite Board (approximately 5,000 square feet) will require Type 1 asbestos abatement procedures, as per O. Reg. 278/05.

### **Lead**

Various paint colours were observed on the wall and ceiling finishes throughout the Site. During the survey, one (1) bulk sample was collected and submitted to Fisher Environmental Laboratories for inductively coupled plasma (ICP) analysis, as outlined in NIOSH method 7300.

- Measurable quantities of lead (less than 0.1% lead) were found in the blue paint on the block wall of the east stairwell of the two-storey office building, however the concentration of lead was found below the action limit.
- Elevated concentrations of lead-containing paint (3460 ppm) were previously found in the beige paint on the wall of a second-floor office of the two-storey office building.
- Lead-containing batteries may be present in the emergency lighting present at the Site.
- Lead may be present in wiring connectors; grounding conductors and solder joints.

Removal of any lead-containing materials shall be carried out in accordance with the following regulations and guidelines:

- Guideline: Lead on Construction Projects (issued by Ontario Ministry of Labour);
- Designated Substances Regulation, O. Reg. 490/09; and
- Regulation for Construction Projects, O. Reg. 213/91.

### **Mercury**

- Mercury is present as a vapour in fluorescent light bulbs.
- Mercury is presumed to be present as a component in electrical equipment.
- Mercury-containing thermostat controls were observed in the office building.

Fisher recommends that the presumed mercury-containing fluorescent light tubes and thermostats be removed and disposed of in accordance with O. Reg. 558/00.

### **Silica**

As the buildings are constructed of concrete block and brick, with concrete floors, silica is expected to be found within these components of the building. No samples were collected for analysis of silica content during the current survey. During demolition where these materials are disturbed, Fisher recommends that the work be conducted as outlined in the *MOL Guideline: Silica on Construction Projects, 2011*.

- Demolition works that are likely to generate silica-containing dust shall be carried out in accordance with the following regulations and guidelines:
  - Guideline: Silica on Construction Projects (issued by Ontario Ministry of Labour);
  - Designated Substances Regulation, O. Reg. 490/09; and
  - Regulation for Construction Projects, O. Reg. 213/91

### **Other Designated Substances**

The other designated substances (acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride) were not observed during the current survey and would not be expected to be present at the Site. No immediate recommendations are warranted with regard to these other designated substances.

### **PCBs**

It would be recommended that during any ballast removal works the generated ballasts be evaluated for PCB content. Any PCB ballasts identified should be consolidated and sent for disposal to an MOE licensed PCB receiver under waste class 243D.

### **Mould**

However, pooling water was noted on most of the floor area in the basement of the two-storey office building. At the time of the current survey, no mould growth was observed, although these conditions are favourable for mould growth. It would be recommended to remove and dispose of all water damaged porous materials. Remove the pooled water within the basement areas and provide sufficient ventilation to prevent any mould contamination.

### **Other Hazardous Materials**

During the current survey, some skids with pails of used oil was noted near the northeast portion of the site. There was evidence that some of these containers leaked and impacted the nearby soils. It would be recommended to remove the impacted soil material from the Site.

## 2.0 INTRODUCTION

Fisher Engineering Limited ('Fisher') was retained by the City of Toronto, Corporate Real Estate Management to carry out a Pre-Demolition Designated Substances Survey (DSS) of a warehouse building located at 30 Newbridge Road, Toronto, Ontario (hereinafter referred to as the "Site").

The scope of a pre-demolition DSS generally consists of a review of existing environmental reports (if available); visual inspection for the presence of designated substances within the buildings; collection and analysis of the building materials suspected to contain designated substances, particularly asbestos and lead, to identify their locations, and other potentially hazardous materials at the Site; and to providing recommendations for the safe handling or abatement of these materials prior to demolition. The site inspections and sampling work was conducted on May 15, 2023 by Mr. Iqbal Fattah and Ms. Yvonne Hoogeveen of Fisher.

## 3.0 REGULATIONS

The survey was conducted in compliance with the Ontario Ministry of Labour (MOL) regulations for Designated Substances; Ontario Regulation 490/09 - *Designated Substances* (O. Reg. 490/09) and Ontario Regulation 278/05 - *Asbestos on Construction Projects and in Buildings and Repair Operations* (O. Reg. 278/05) made under the Occupational Health and Safety Act (OHSA), R.S.O. 1990.

The OHSA defines a toxic substance as a biological, chemical, or physical agent (or a combination of such agents) whose presence in the workplace may endanger the health and safety of a worker. Sections of the Act concerning toxic substances are intended to:

- Ensure worker exposure to toxic substances is controlled;
- Ensure toxic substances in the workplace are identified, and that workers are provided with enough information to be capable of handling them safely; and,
- Provide the general public with access to information about toxic substances used by industry in their communities.

The Act makes provision for a toxic substance to be "Designated" where its use in the workplace is prohibited, regulated, restricted, limited or controlled. The designation is reserved for eleven particularly hazardous substances, covered under O. Reg. 490/09 implemented on July 1, 2010, and include Acrylonitrile, Arsenic, Asbestos, Benzene, Coke Oven Emissions, Ethylene Oxides, Isocyanates, Lead, Mercury, Silica, and Vinyl Chloride. Formerly, regulations for these substances were passed separately and each outlined exposure limits where workers were likely to inhale, ingest, or absorb the Substance.



O. Reg. 490/09 provides a consistent approach to dealing with existing requirements and provisions, which outlines steps required to control worker exposure to these Substances, including inhalation, ingestion, skin absorption or skin contact.

Each Designated Substance has an allowable level of exposure based on a time-weighted average (TWA) limit and may also have a short-term exposure limit (STEL) or ceiling limit (C) assigned to it. TWA refers to the time-weighted average airborne concentration of a biological or chemical agent to which a worker may be exposed in a work day or work week. STEL refers to the maximum airborne concentration of a biological or chemical agent to which a worker may be exposed in any 15-minute period. Finally, C refers to the maximum airborne concentration of a biological or chemical agent to which a worker may be exposed at any time.

Management of asbestos-containing building materials in the construction industry is governed by O. Reg. 278/05 – *Asbestos on Construction Projects and in Buildings and Repair Operations*. The regulation prescribes requirements for the maintenance of asbestos-containing materials in buildings and outlines the measures and procedures for the abatement of these materials.

In addition to the OHSA and regulations regarding Designated Substances, the following regulations, guidelines and standards were also taken into account or referenced:

- O. Reg. 213/91 - *Construction Projects* regulated under the OHSA and last amended by O. Reg. 443/09;
- O. Reg. 558/00 made under the Ministry of Environment (MOE) Environmental Protection Act (EPA), amending O. Reg. 347 - *General Waste Management*;
- The Transport of Dangerous Goods Act (TDGA) provides regulations for the transport of asbestos-containing materials and wastes;
- MOL *Guideline: Lead on Construction Projects*, 2011; and,
- MOL *Guideline: Silica on Construction Projects*, 2011.

## 4.0 METHODOLOGY

Fisher followed the protocols outlined in O. Reg. 278/05 for collecting and analyzing bulk samples of materials suspected to contain asbestos. Visual assessment of the material was the primary method of identification with occasional physical contact to collect bulk samples or examine for underlying layers.

Representative bulk samples were collected of materials suspected of containing asbestos. The tools used by the investigator to collect the bulk samples were cleaned after each sample was collected to avoid cross-contamination. Samples were placed in plastic sealable containers, marked with a unique sample number and transported to an accredited laboratory for analysis.

Where applicable, samples of suspect materials were collected to establish asbestos or lead content. Samples were grouped according to the similarity of appearance (“homogeneous”



materials). The frequency at which the samples were collected was sufficient to obtain a general representation of the presence of these materials at the Site. Samples collected are presumed to be representative of the respective building materials in place at the Site. However, due to potential past renovations, alterations, repairs, or phases of construction, individual materials may not be representative of the samples collected.

**During the current survey, several areas of the building had no or limited access. In the two-storey office building (1-16, 1-19, 1-20, 1-21, 2-10, 2-18, 2-25 and 2-26) and the north warehouse areas (1-25 and 1-26). Refer to the survey log for more details. An additional site visit will be required once the tenants have vacated the building and prior to the commencement of the abatement works.**

Samples collected during the assessment were placed in plastic zip-lock bags which were labelled and submitted for laboratory analysis. Fisher Environmental Laboratories analyzed bulk samples for asbestos type and approximate percent content by performing polarized light microscopy (PLM), as outlined in NIOSH Method 9002. Lead content analysis was performed by Fisher Laboratories through acid digestion of samples followed by inductively coupled plasma (ICP) analysis, as outlined in NIOSH Method 7303.

The laboratory certificate of analysis is included in Appendix A. Site plans to indicate bulk sample locations and areas of asbestos or lead abatement are included in Appendix B. A room-by-room survey log is included in Appendix C. Representative photos of Site conditions encountered at the time of the current survey are included in Appendix D.

## 5.0 HISTORICAL INFORMATION

As part of this survey, the following reports were reviewed:

- ❑ Phase One Environmental Site Assessment, 30 Newbridge Road, Toronto, completed by WSP Canada Inc., completed for Toronto Transit Commission, dated February 2019, Project No. 181-10974-00.
- ❑ Designated Substance Survey, Warehouse, 30 Newbridge Road, Toronto, completed by Fisher Environmental Ltd., dated August 2020, Project No. FE 20-10475.
- ❑ Designated Substance Sampling, 30 Newbridge Road, Toronto, completed by Fisher Environmental Ltd., dated January 22, 2021, Project No. FE 21-10889.
- ❑ Pre-Reno Designated Substance Survey, Warehouse Building Upgrade Project, 30 Newbridge Road, Toronto, completed by Fisher Environmental Ltd., dated October 17, 2021, Project No. FE 21-11596.
- ❑ Asbestos Abatement, 30 Newbridge Road, Toronto, completed by Fisher Environmental Ltd., dated November 2, 2021, Project No. FE 21-11636.

The findings from the previous surveys are discussed in Section 6.0 of this report.

## **6.0 FINDINGS AND RECOMMENDATIONS**

### **6.1 Acrylonitrile**

Acrylonitrile would not be expected to be present at the Site and was not observed during the current survey. No recommendations for Acrylonitrile are warranted at this time.

### **6.2 Arsenic**

Arsenic would not be expected to be present at the Site and was not observed during the current survey. No recommendations for Arsenic are warranted at this time.

### **6.3 Asbestos**

#### **6.3.1 General Information**

Asbestos is the name given to a group of six different fibrous minerals (amosite, chrysotile, crocidolite, and the fibrous varieties of *tremolite*, *actinolite* and *anthophyllite*) that occur naturally in the environment. Asbestos minerals have long separable fibres that are strong and flexible to be spun and woven and are heat resistant. Because of these characteristics, asbestos has been used for a wide range of manufactured goods, mostly in building materials (roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products), friction products (automobile clutch, brake, and transmission parts), heat-resistant fabrics, packaging, gaskets, and coatings. Some vermiculite or talc products may also contain asbestos.

Asbestos fibres may be released into the air by the disturbance of asbestos-containing material (ACM) during product use, demolition work, building or home maintenance, repair and remodeling. In general, exposure may occur only when the ACM is disturbed in some way to release particles and fibres into the air.

#### **6.3.2. Friable vs. Non-Friable ACM**

Based on the requirements of O. Reg. 278/05 and due diligence, an asbestos survey and report must be available at any workplace where asbestos exists identifying locations and types of ACM in the building. The survey must include both friable and non-friable materials confirmed to contain asbestos, as well as any other materials which were not sampled but are suspected (presumed) ACM. The term, friable refers to the material(s) that could be readily reduced to dust or powder when crushed by hand or moderate pressure. Friable materials have a greater chance of releasing airborne asbestos fibres when disturbed.

In the past, the most commonly used friable asbestos-containing building materials were surfacing materials (e.g., sprayed on fireproofing, texture, decorative or acoustic plaster) as well as thermal insulation.

Examples of manufactured asbestos-containing materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement (Transite) pipes or boards, and asbestos textiles. Depending on the above-noted formulation, these materials range from non-friable to friable. Although some products are considered non-friable when in good condition, severe damage or deterioration may cause non-friable materials to generate airborne dust more readily. Severely damaged non-friable materials, or those to be worked on with powered tools, may be considered as friable ACM for abatement purposes.

### 6.3.3 Regulations

Exposure to asbestos is controlled by regulations passed under Ontario OHSA, R.R.O. 1990:

- O. Reg. 490/09 – *Designated Substances* regarding asbestos applies to:
  - Every employer operating a mine for mining, crushing, grinding, or sifting asbestos;
  - Every employer processing, adapting, or using asbestos in connection with manufacturing or assembling of goods or products;
  - Every employer engaged in the repair, alteration or maintenance of machinery, equipment, aircraft, ships, locomotives, railway cars and vehicles;
  - Every employer engaged in work on a building that is necessarily incidental to the repair, alteration or maintenance of machinery or equipment; and,
  - To those workers of such employers who are likely to be exposed to asbestos.

Exposure limits for this substance are set at 0.1 f/cc (TWA) for all types of asbestos.

- O. Reg. 278/05 - Asbestos on Construction Projects and in Buildings and Repair Operations applies to buildings that contain friable and non-friable ACM and to the repair, alteration and / or maintenance of these buildings.

In addition to regulations for controlling work on asbestos-containing building materials on construction projects, regulations for packaging, transportation and disposal of asbestos-containing waste include:

- O. Reg. 558/00 made under the MOE EPA, amending O. Reg. 347 - General Waste Management; and
- TDGA provides regulations for the transport of ACM and wastes.

### 6.3.4 Findings

During the current survey, samples of homogenous materials suspected to contain asbestos were collected and submitted for analysis.

A total of seventy-nine (79) bulk samples were collected and submitted to Fisher Environmental Laboratories for polarised light microscopy (PLM) analysis, as outlined in NIOSH Method 9002. Findings are outlined in further detail below.

## **Mechanical Insulation**

### **A. Pipe Systems**

The previous report confirmed asbestos-containing mechanical insulation in the form of parging cement on pipe fittings are present at the Site, and observed within some areas of the building.

**It is expected that additional parging cement fittings are present, however, based on tenant storage, there was limited access to some areas.** Fibreglass insulation was observed on the pipe straights which is not suspected to contain asbestos.

### **B. Mechanical Equipment**

Mechanical systems observed throughout the building are either not insulated or are insulated with fibreglass which is not suspected to contain asbestos.

### **C. HVAC System**

HVAC systems observed throughout the building are either not insulated or are insulated with fibreglass, which is not suspected to contain asbestos.

## **Sprayed or Troweled Fireproofing**

Sprayed or troweled fireproofing was not observed at the site during the survey.

## **Texture Finish**

Texture finish was not observed at the site during the survey.

## **Plaster and Drywall Joint Compound**

Plaster was not observed at the site. Drywall Joint Compound (DJC) was observed on walls and ceilings throughout the Site. As part of the previous survey, fourteen (14) DJC samples were collected and submitted for analysis. During the current survey, eight (8) DJC samples were collected and submitted for analysis. Asbestos was not identified in most of the DJC samples.

Trace amounts of asbestos was identified in two of the DJC samples. However, ACM is defined in O. Reg. 278/05 as material that contains 0.5% or more asbestos by dry weight. Therefore, DJC within the building will not require any asbestos abatement.

## **Ceiling Tile**

During the current survey, several visually distinct styles of ceiling tiles were observed throughout the Site. As part of the previous survey, six (6) ceiling tile samples were collected and submitted for analysis. During the current survey, eighteen (18) ceiling tile samples were collected and submitted for analysis. Asbestos was not identified in any of the ceiling tile samples.

## **Vinyl Floor Tile**

During the current survey, several varieties of vinyl floor tile was observed throughout the Site. During the current survey, twenty-four (24) vinyl floor tile samples were collected and submitted for analysis. Asbestos was not identified in any of the vinyl floor tile samples.

Note that during the previous survey, distinct types of vinyl floor tile were identified as different tile by description, based on the surface colour observed at the time of the survey. However, when sampled for analysis, it was determined that several were the same type of vinyl floor tile, based on the back side having the same colour and pattern.

### **Vinyl Sheet Flooring**

Vinyl Sheet Flooring was not observed at the site during the survey.

### **Asbestos Cement Products**

The previous report confirmed asbestos cement products, such as Transite Pipe and Transite Board, are present at the Site. Transite Pipe was observed as rain leaders in the warehouse areas. As part of the previous survey, three (3) Transite Board samples were collected from the wall of the midway warehouse and submitted for analysis. The results of analysis revealed that the Transite Board contains **25-50% Chrysotile asbestos**.

Transite Board was observed along the roof of the warehouse areas where the roof line changes height. During the current survey, three (3) Transite Board samples were collected and submitted for analysis. The results of analysis revealed that the Transite Board contains **5-25% Chrysotile asbestos**.

### **Roofing Materials**

As part of the previous survey, nine (9) samples of roofing materials were collected and submitted for analysis. During the current survey, five (5) samples of roofing materials were collected and submitted for analysis. Asbestos was not identified in any of the roofing materials samples.

### **Caulking Materials**

Grey caulking was found around the exterior of the warehouse door frames. As part of the previous survey, three (3) samples of the grey caulking were collected and submitted for analysis. Asbestos was not identified in any of the grey caulking samples.

White caulking was found around the exterior of the windows and door frames of the two-storey office building. During the current survey, three (3) samples of the white caulking were collected and submitted for analysis. The results of analysis revealed that the white caulking contains **0.5-5% Chrysotile asbestos**.

Dark grey caulking was found along the flashing on the roof and wall joints on the two-storey office building. During the current survey, three (3) samples of the dark grey caulking were collected and submitted for analysis. The results of analysis revealed that the dark grey caulking contains **0.5-5% Chrysotile asbestos**.

Dark brown sealant was found on the second-floor roof, around the anchor for the chimney. During the current survey, three (3) samples of the dark brown sealant were collected and submitted for analysis. Asbestos was not identified in any of the sealant samples.

### **Other ACM**

During the previous survey, three (3) samples of mortar were collected from the block wall of the warehouse areas and submitted for analysis. Asbestos was not identified in any of the mortar samples.

### **Exterior Ductwork Insulation**

Insulation cover was found on the ductwork insulation on the roof. During the current survey, three (3) samples of the insulation cover were collected and submitted for analysis. Asbestos was not identified in any of the insulation cover samples.

Black duct connector was found on the ductwork on the roof. During the current survey, three (3) samples of the black duct connector were collected and submitted for analysis. Asbestos was not identified in any of the black duct connector samples.

### **Asphalt**

The building is surrounded by asphalt parking and driving areas. It was observed that the asphalt surface was predominately homogeneous material with various asphalt patches.

During the current survey, three (3) samples of the predominate, presumed older, asphalt were collected from the west side of the building and submitted for analysis. Asbestos was not identified in any of the asphalt samples. Three (3) samples of the predominate, presumed older, asphalt were collected from the east side of the building and submitted for analysis. Trace amounts of asbestos was identified in these asphalt samples. However, ACM is defined in O. Reg. 278/05 as material that contains 0.5% or more asbestos by dry weight. Therefore, asphalt will not require any asbestos abatement.

During the current survey, visual inspections were conducted within some of the wall cavities and ceiling spaces for asbestos or any hazardous building materials. No suspected building materials were found within the wall cavities or ceiling spaces inspected.

### **6.3.5 Recommendations**

Prior to demolition activities at the Site, all asbestos-containing materials must be removed from the Site in accordance with MOL O. Reg. 278/05 - *Asbestos on Construction Projects and in Buildings and Repair Operations*, and disposed of at an MOE-licensed landfill in accordance with O. Reg. 558/00 (amending O. Reg. 347, *General – Waste Management*).

Specifically, Fisher recommends the following:

- Provide a copy of this report to contractors bidding on or performing work at the Site.
- Removal of the white caulking (approximately 3,000 linear feet) will require Type 1 asbestos abatement procedures, as per O. Reg. 278/05.

- Removal of the dark grey caulking (approximately 1,000 linear feet) will require Type 1 asbestos abatement procedures, as per O. Reg. 278/05.
- Removal of parging cement found on pipe fittings (5 plus) will require Type 2 glove bag asbestos abatement procedures as per O. Reg. 278/05.
- Removal of Transite Pipe (approximately 60 linear feet) will require Type 1 asbestos abatement procedures, as per O. Reg. 278/05.
- Removal of Transite Board (approximately 5,000 square feet) will require Type 1 asbestos abatement procedures, as per O. Reg. 278/05.

The presence of ACM should be presumed in locations not accessed during the survey. Sampling of materials found within operating equipment or generally non-accessible components such as insulation within electrical switch gears, wiring, motors, light fixtures, fire door cores, and other materials outside the project scope, was not performed.

A location-specific sampling of these materials is recommended prior to disturbance. It is possible that ACM is present at the Site that is not identified in this report. Should additional suspected ACM not outlined in this report be discovered, it should be presumed as ACM until sample analysis determines asbestos content.

Precautions should be taken when dismantling solid wall or ceiling finishes, or any other building surfaces which may conceal potential ACM. Such precautions include but are not limited to, isolation measures and appropriate personal protective equipment

## **6.4 Benzene**

Benzene would not be expected to be present at the Site and was not observed during the current survey. No recommendations for benzene are warranted at this time.

## **6.5 Coke Oven Emissions**

Coke oven emissions would not be expected to be present at the Site and were not observed during the current survey. No recommendations for coke oven emissions are warranted.

## **6.6 Ethylene Oxides**

Ethylene oxides would not be expected to be present at the Site and were not observed during the current survey. No recommendations for ethylene oxides are warranted at this time.

## **6.7 Isocyanates**

Isocyanates would not be expected to be present at the Site and were not observed during the current survey. No recommendations for isocyanates are warranted at this time.



## 6.8 Lead

### 6.8.1 General Information

Lead is a naturally occurring bluish–grey metal found in small amounts in the earth’s crust. Most lead in the environment comes from human activities such as burning fossil fuels, mining and manufacturing. Lead is used in the production of batteries, ammunition, metal products (solder and pipes) and X-ray devices.

Lead does not break down, but lead compounds are changed by sunlight, air and water. Exposure occurs when eating food or drinking water that contains lead. Deteriorated lead paint can contribute to lead dust. The main target for lead toxicity is the nervous system.

### 6.8.2 Regulations

The Ontario MOL has not prescribed criteria defining an analyzed sample of bulk material as “lead-containing”. Further, the MOL has not established a lower limit for concentrations of lead in paint, below which precautions do not need to be considered during construction projects. However, except for very aggressive disturbance of painted finishes, (e.g., abrasive blasting, torch cutting, or grinding), Fisher believes that a lead content below 0.1% by weight (1,000 ug/g or 1000 ppm) represents a concentration in which the lead content is not the limiting hazard for construction hygiene purposes. Regular construction dust suppression techniques and worker hygiene practices are sufficient for disturbance of paint finishes determined to contain less than 0.1% lead by weight, provided that work is limited to non-aggressive operations.

The regulation for the designated substance lead applies to every employer and worker at a workplace where lead is present, produced, processed, used, handled, or stored and at which a worker is likely to be exposed to lead. Exposure limits for this substance are set at 0.05 – 0.10 mg/m<sup>3</sup> (TWA) depending on the type of lead, and for tetraethyl lead 0.30 mg/m<sup>3</sup> (STEL).

Additionally, in 2011 the MOL revised *Guideline: Lead on Construction Projects* outlining practices that should be followed during construction projects to protect workers from exposure to lead. This includes the methods and equipment employed in the removal of lead-containing coatings that reduce the creation of dust, providing appropriate facilities for workers to wash after each shift, and providing protective clothing and respirators where necessary.

### 6.8.3 Findings

Bulk samples were collected of each major visually distinct painted finish suspected to contain lead. One (1) bulk sample was collected and submitted to Fisher Environmental Laboratories for inductively coupled plasma (ICP) analysis, as outlined in NIOSH method 7300.

The MOL has not prescribed criteria defining “lead-containing” materials. Further, the MOL has not established a lower limit for concentrations of lead in paint, below which precautions do not need to be considered during construction projects. However, except for aggressive disturbance

of painted finishes, (e.g., abrasive blasting, torch cutting, or grinding), Fisher believes that a lead content below 0.1% by weight (1,000 µg/g or 1000 ppm) represents a concentration in which lead content is not the limiting hazard for construction hygiene purposes.

It is important to note that multiple layers of paint finishes were noted in many locations and the descriptions generally apply to the outermost, visible layer of paint.

- Various paints were observed on the wall and ceiling finishes. During the current survey, limited paint samples were collected of the flaking paints suspected to contain lead.
- Measurable quantities of lead (less than 0.1% lead) were found in the blue paint on the block wall of the east stairwell of the two-storey office building, however the concentration of lead was found below the action limit.
- Elevated concentrations of lead-containing paint (3460 ppm) were previously found in the beige paint on the wall of a second-floor office of the two-storey office building.
- Lead-containing batteries may be present in the emergency lighting present at the Site.
- Lead may be present in wiring connectors; grounding conductors and solder joints.

#### **6.8.4 Recommendations**

Where any lead-containing materials may be disturbed, Fisher recommends appropriate lead abatement procedures to be used. The lead abatement procedures are determined by the method(s) of disturbance employed. Regular construction dust suppression techniques and worker hygiene practices are sufficient for disturbance of paint finishes determined to contain less than 0.1% lead by weight, provided that work is limited to non-aggressive operations. Refer to MOL Guideline: Lead on Construction Projects, 2011, for details of the Ministry's health and safety guidelines regarding lead. Removal of any lead-containing materials shall be carried out in accordance with the following regulations and guidelines:

- Guideline: Lead on Construction Projects (issued by Ontario Ministry of Labour);
- Designated Substances Regulation, O. Reg. 490/09; and
- Regulation for Construction Projects, O. Reg. 213/91.

### **6.9 Mercury**

#### **6.9.1 General Information**

Mercury is a naturally occurring metal. It is a shiny, silver-white and odourless liquid. It combines with other elements to form inorganic compounds or salts. Metallic mercury is used to produce chlorine gas and caustic soda and is used in thermostats and thermometers, fluorescent light bulbs, dental fillings and batteries. Exposure occurs when eating fish or shellfish contaminated with methyl mercury, breathing vapours from spills, incinerators, etc.

The nervous system is very sensitive to all forms of mercury. Exposure to high levels of metallic inorganic or organic mercury can permanently damage the brain, kidneys and developing fetus. Short-term exposure may cause lung damage, nausea, vomiting, diarrhea, as well as skin and eye irritation.

### 6.9.2 Regulations

The regulation for mercury applies to every employer and worker at a workplace where mercury is present, produced, processed, used, handled or stored and at which a worker is likely to be exposed to mercury. Exposure limits for this substance are set at 0.025 – 0.01 mg/m<sup>3</sup> (TWA) for all forms of mercury excluding alkyl, and for alkyl compounds of mercury 0.03 mg/m<sup>3</sup> (STEL).

### 6.9.3 Findings

- Mercury is present as a vapour in fluorescent light bulbs.
- Mercury is presumed to be present as a component in electrical equipment.
- Mercury-containing thermostat controls were observed in the office building.

### 6.9.4 Recommendations

Fisher recommends that the presumed mercury-containing fluorescent light tubes and thermostats be removed and disposed of in accordance with O. Reg. 558/00

## 6.10 Silica

### 6.10.1 General Information

Silica is a crystalline compound occurring abundantly as quartz, sand, and many other minerals, and is used to manufacture a variety of materials, especially glass and concrete. When mining this substance, silica can be deadly when it becomes airborne. If inhaled, silica dust can cause silicosis which can be fatal.

Some of the following industries have a high potential for risk to workers: construction (sandblasting, rock drilling, masonry work, jack hammering, tunnelling), mining (cutting or drilling through sandstone or granite), foundry work (grinding, mouldings, shakeout, core room), stone cutting (sawing, abrasive blasting, chipping, grinding), manufacturing and use of abrasives, etc.

### 6.10.2 Regulations

The regulation for silica applies to every employer and worker at a workplace where silica is present, produced, processed, used, handled or stored and at which a worker is likely to be exposed to silica. Exposure limits for this substance are set at 0.05 - 0.10 mg/m<sup>3</sup> (TWA), depending on the type of silica.

Additionally, in 2011 the MOL revised *Guideline: Silica on Construction Projects* outlining practices that should be followed during construction projects to protect workers from exposure

to silica. This includes the methods and equipment employed in the removal of silica-containing materials that reduce the creation of dust, providing appropriate facilities for workers to wash after each shift, and providing protective clothing and respirators where necessary.

### 6.10.3 Findings

As the building is constructed of concrete block and brick, with concrete floors, silica is expected to be found within these components of the building. No samples were collected for analysis of silica content during the current survey.

### 6.10.4 Recommendations

During demolition where these materials are disturbed, Fisher recommends the work be conducted as outlined in the Ministry of Labour *Guideline: Silica on Construction Projects, 2011*.

- Renovation works that are likely to generate silica-containing dust shall be carried out in accordance with the following regulations and guidelines:
  - Guideline: Silica on Construction Projects (issued by Ontario Ministry of Labour);
  - Designated Substances Regulation, O. Reg. 490/09; and
  - Regulation for Construction Projects, O. Reg. 213/91

## 6.11 Vinyl Chloride

Vinyl chloride would not be expected to be present at the Site and was not observed during the current survey. No recommendations for vinyl chloride are warranted at this time.

## 6.12 Polychlorinated Biphenyls (PCBs)

### 6.12.1 General Information

PCBs are mixtures of synthetic organic chemicals with the same basic chemical structure and similar physical properties ranging from oily liquids to waxy solids. Due to their non-flammability, chemical stability, high boiling point and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment; as plasticizers in paints, plastics, and rubber products; in pigments, dyes and carbonless copy paper and many other applications.

PCBs have been demonstrated to cause a variety of adverse health effects. PCBs have been shown to cause cancer.

### 6.12.2 Regulations

The disposal of PCB containing equipment is regulated under MOE O. Reg. 558/00, amending O. Reg. 347 - General Waste Management.

### **6.12.3 Findings**

No PCB containing equipment with the potential exception of fluorescent lighting ballasts was observed on site. Fluorescent lighting was observed in use in several areas of the building and inspection of three random light ballasts revealed that they did not contain PCB's.

### **6.12.4 Recommendations**

It would be recommended that during any ballast removal works the generated ballasts be evaluated for PCB content. Any PCB ballasts identified should be consolidated and sent for disposal to an MOE licensed PCB receiver under waste class 243D.

## **6.13 Mould**

### **6.13.1 General Information**

Mould contamination inside buildings has become a concern to both building owners and occupants. Exposure to moulds is known to cause a variety of health effects in some people. Many fungal spores are considered to be allergenic to susceptible persons, though individual susceptibility varies greatly.

Elevated levels of indoor mould are usually attributed to the chronic moist conditions due to water leaks, floods, or elevated humidity. Under these conditions, already low levels of fungal spores in air from plants and other sources may multiply on cellulose containing materials such as carpets, wallboards, and wood, and result in mould contamination and, if left untreated, can be destructive to certain building materials.

### **6.13.2 Regulations**

The Environmental Abatement Council of Canada (EACC) has provided guidelines regarding investigation and remediation works Mould Abatement Guidelines Edition 3 (2015). Mould Guidelines for the EACC to protect the health of workers who may be exposed to mould in the course of building renovations and/or demolition works.

### **6.13.3 Findings**

No visible mould was observed during the current survey.

However, pooling water was noted on most of the floor area in the basement of the two-storey office building. At the time of the current survey, no mould growth was observed, although these conditions are favourable for mould growth.

### **6.13.4 Recommendations**

It would be recommended to remove and dispose of all water damaged porous materials, such as ceiling tile and fibreglass insulation. Remove the pooled water within the basement areas and provide sufficient ventilation to prevent any mould contamination.

## 6.14 Other Hazardous Materials

During the current survey, some skids with pails of used oil was noted near the northeast portion of the site. There was evidence that some of these containers leaked and impacted the nearby soils. It would be recommended to remove the impacted soil material from the Site.

## 7.0 LIMITATIONS

Fisher Engineering Limited accepts responsibility for the competent performance of its duties in executing this assignment within the normal standards of the profession, but disclaims responsibility for consequential damages, if any.

The scope of the survey is based on prior agreement with the client, and the rationale given in this report. The building survey findings rely on the professional interpretation of selective sampling and analysis. Sample analysis results have been applied to homogenous materials in unsampled locations; it was not within the scope of work to carry out an exhaustive sampling and analysis program. For non-accessible building spaces, the likelihood of the presence or absence of asbestos and other designated substances has been described, but such assessment is not a definitive statement of presence or absence.

This report was prepared for the City of Toronto, Corporate Real Estate Management. The scope of services performed may not be appropriate for the purposes of other users, and any use or reuse of this document or its findings or recommendations represented herein is at the sole risk of any other user.

We trust that the information provided in the report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Respectfully submitted,

Yvonne Hoogeveen, P. Eng.  
Project Manager

David A. Fisher, B.A.Sc., C. Chem, P. Eng.  
Principal

## **APPENDIX A – LABORATORY CERTIFICATE OF ANALYSIS**





# FISHER ENVIRONMENTAL LABORATORIES

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**Client:** City of Toronto  
Facilities Management  
**Address:** 2nd Floor, Metro Hall  
55 John Street, Toronto, ON  
M5V 3C6  
**Tel.:** 416-392-9024  
**Attn:** Sara Reid

**F.E. Job #:** 23-1222  
**Project Name:** Pre-Reno DSS  
**Project ID:** FE-P 23-13000  
**Date Sampled:** 15-May-2023  
**Date Received:** 18-May-2023  
**Date Reported:** 26-May-2023  
**Location:** 30 Newbridge Road  
Toronto, ON

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	80 Bulk Sample(s)

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
1A - Roofing Materials, Roof, North Section, Higher Level Roof	23-1222-1	Roofing		Not Detected
1B - Roofing Materials, Roof, North Section, Lower Level Roof	23-1222-2	Roofing		Not Detected
1C - Roofing Materials, Roof, South Section, Lower Level Roof	23-1222-3	Roofing		Not Detected
1D - Roofing Materials, Roof, South Section, Upper Level Roof	23-1222-4	Roofing		Not Detected
1E - Roofing Materials, Roof, 2 <sup>nd</sup> Floor Roof	23-1222-5	Roofing		Not Detected
2A - White Caulking, Window, around the Window Frame	23-1222-6	Caulking	Chrysotile	0.5-5%
2B - White Caulking, Window, around the Window Frame	23-1222-7	Caulking	Chrysotile	0.5-5%
2C - White Caulking, Door, around the Door Frame	23-1222-8	Caulking	Chrysotile	0.5-5%

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	80 Bulk Sample(s)

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
3A - Insulation Cover, Roof, Ductwork, Insulation	23-1222-9	Insulation		Not Detected
3B - Insulation Cover, Roof, Ductwork, Insulation	23-1222-10	Insulation		Not Detected
3C - Insulation Cover, Roof, Ductwork, Insulation	23-1222-11	Insulation		Not Detected
4A - Dark Grey Caulking, Roof, along the Flashing & Wall Joint	23-1222-12	Caulking	Chrysotile	0.5-5%
4B - Dark Grey Caulking, Roof, along the Flashing & Wall Joint	23-1222-13	Caulking	Chrysotile	0.5-5%
4C - Dark Grey Caulking, Roof, along the Flashing & Wall Joint	23-1222-14	Caulking	Chrysotile	0.5-5%
5A - Dark Brown Sealant, 2 <sup>nd</sup> Floor, Roof, around the Anchor for Chimney	23-1222-15	Sealant		Not Detected
5B - Dark Brown Sealant, 2 <sup>nd</sup> Floor, Roof, around the Anchor for Chimney	23-1222-16	Sealant		Not Detected
5C - Dark Brown Sealant, Roof, around the Conduit-Penetration	23-1222-17	Sealant		Not Detected
6A - Black Duct Connector, Roof, Duct Work	23-1222-18	Insulation		Not Detected
6B - Black Duct Connector, Roof, Duct Work	23-1222-19	Insulation		Not Detected
6C - Black Duct Connector, Roof, Duct Work	23-1222-20	Insulation		Not Detected

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	80 Bulk Sample(s)

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
7A - Transit Board, Roof, Transit Board Debris	23-1222-21	Transite	Chrysotile	5-25%
7B - Transit Board, Roof, Transit Board Debris	23-1222-22	Transite	Chrysotile	5-25%
7C - Transit Board, Roof, Transit Board Debris	23-1222-23	Transite	Chrysotile	5-25%
8A - Asphalt, West Side Asphalt Pavement	23-1222-24	Asphalt		Not Detected
8B - Asphalt, West Side Asphalt Pavement	23-1222-25	Asphalt		Not Detected
8C - Asphalt, West Side Asphalt Pavement	23-1222-26	Asphalt		Not Detected
9A - Asphalt, East Side Asphalt Pavement	23-1222-27	Asphalt	Chrysotile	Trace; <0.5%
9B - Asphalt, East Side Asphalt Pavement	23-1222-28	Asphalt	Chrysotile	Trace; <0.5%
9C - Asphalt, East Side Asphalt Pavement	23-1222-29	Asphalt	Chrysotile	Trace; <0.5%
Rm 2-04, DJC	23-1222-30	DJC	Chrysotile	Trace; <0.5%
Rm 2-06, DJC	23-1222-31	DJC		Not Detected
Rm 2-07, DJC	23-1222-32	DJC		Not Detected
Rm 2-16, DJC	23-1222-33	DJC		Not Detected
Rm 2-17, DJC	23-1222-34	DJC	Chrysotile	Trace; <0.5%

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	80 Bulk Sample(s)

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
Rm 1-01, VFT-2	23-1222-35	Vinyl Floor Tile		Not Detected
Rm 1-01, VFT-2	23-1222-36	Vinyl Floor Tile		Not Detected
Rm 1-01, VFT-2	23-1222-37	Vinyl Floor Tile		Not Detected
Rm 2-01, VFT-6	23-1222-38	Vinyl Floor Tile		Not Detected
Rm 2-01, VFT-6	23-1222-39	Vinyl Floor Tile		Not Detected
Rm 2-01, VFT-6	23-1222-40	Vinyl Floor Tile		Not Detected
Rm 2-03, VFT-3	23-1222-41	Vinyl Floor Tile		Not Detected
Rm 2-03, VFT-3	23-1222-42	Vinyl Floor Tile		Not Detected
Rm 2-03, VFT-3	23-1222-43	Vinyl Floor Tile		Not Detected
Rm 2-09, VFT-5	23-1222-44	Vinyl Floor Tile		Not Detected
Rm 2-09, VFT-5	23-1222-45	Vinyl Floor Tile		Not Detected
Rm 2-09, VFT-5	23-1222-46	Vinyl Floor Tile		Not Detected
Rm 2-11, VFT-9	23-1222-47	Vinyl Floor Tile		Not Detected
Rm 2-11, VFT-9	23-1222-48	Vinyl Floor Tile		Not Detected
Rm 2-11, VFT-9	23-1222-49	Vinyl Floor Tile		Not Detected

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	80 Bulk Sample(s)

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
Rm 2-19, VFT-4	23-1222-50	Vinyl Floor Tile		Not Detected
Rm 2-19, VFT-4	23-1222-51	Vinyl Floor Tile		Not Detected
Rm 2-19, VFT-4	23-1222-52	Vinyl Floor Tile		Not Detected
Rm 2-24, VFT-7	23-1222-53	Vinyl Floor Tile		Not Detected
Rm 2-24, VFT-7	23-1222-54	Vinyl Floor Tile		Not Detected
Rm 2-24, VFT-7	23-1222-55	Vinyl Floor Tile		Not Detected
Rm 1-06, VFT-1	23-1222-56	Vinyl Floor Tile		Not Detected
Rm 1-06, VFT-1	23-1222-57	Vinyl Floor Tile		Not Detected
Rm 1-06, VFT-1	23-1222-58	Vinyl Floor Tile		Not Detected
Rm 1-15, DJC	23-1222-59	DJC		Not Detected
Rm 1-15, DJC	23-1222-60	DJC		Not Detected
Rm 1-14, DJC	23-1222-61	DJC		Not Detected
Rm 1-01, CT-2	23-1222-62	Ceiling Tile		Not Detected
Rm 1-01, CT-2	23-1222-63	Ceiling Tile		Not Detected
Rm 1-01, CT-2	23-1222-64	Ceiling Tile		Not Detected

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	80 Bulk Sample(s)

Client Sample ID	Lab Sample ID	Sample Matrix	Fibre Type	Asbestos Content
Rm 1-06, CT-9	23-1222-65	Ceiling Tile		Not Detected
Rm 1-06, CT-9	23-1222-66	Ceiling Tile		Not Detected
Rm 1-06, CT-9	23-1222-67	Ceiling Tile		Not Detected
Rm 2-02, CT-1	23-1222-68	Ceiling Tile		Not Detected
Rm 2-02, CT-1	23-1222-69	Ceiling Tile		Not Detected
Rm 2-02, CT-1	23-1222-70	Ceiling Tile		Not Detected
Rm 2-11, CT-4	23-1222-71	Ceiling Tile		Not Detected
Rm 2-11, CT-4	23-1222-72	Ceiling Tile		Not Detected
Rm 2-11, CT-4	23-1222-73	Ceiling Tile		Not Detected
Rm 2-12, CT-5	23-1222-74	Ceiling Tile		Not Detected
Rm 2-12, CT-5	23-1222-75	Ceiling Tile		Not Detected
Rm 2-12, CT-5	23-1222-76	Ceiling Tile		Not Detected
Rm 2-23, CT-7	23-1222-77	Ceiling Tile		Not Detected
Rm 2-23, CT-7	23-1222-78	Ceiling Tile		Not Detected
Rm 2-23, CT-7	23-1222-79	Ceiling Tile		Not Detected

Fisher Environmental Laboratories (Lab ID #: 2745) is accredited by CALA (Canadian Association for Laboratory Accreditation Inc.) for asbestos analysis by PLM.

**ANALYTICAL METHOD:**

Asbestos has been done in accordance with normal professional standard using the following Fisher Environmental Lab Method: Asbestos by PLM (Polarized Light Microscope) F-26, Rev.2.2.

## Certificate of Analysis

<b>Analysis Requested:</b>	Asbestos, Lead
<b>Sample Description:</b>	80 Bulk Sample(s)

Client Sample ID	Lab Sample ID	Sample Matrix	Lead (ppm)	Comments
Blue Paint, Rm 2-23	23-1222-80	Paint	470	

< result obtained was below RL (Reporting Limit).

## QA/QC Report

Parameter	Blank (ppm)		LCS (%)		CRM/MS (%)	
	Result	RL	Recovery	AR	Recovery	AR
Lead	<10	10	94	80-120	92	70-130

Parameter	Duplicate (%)					
	RPD	AR				
Lead	0.1	0-30				

**LEGEND:**

RL - Reporting Limit

LCS - Laboratory Control Sample

MS - Matrix Spike

AR - Acceptable Range

RPD - Relative Percent Difference

**ANALYTICAL METHODS:**

Metals (Lead) - Method # F-1, Rev. 4.5, Standard Operation Procedure for determination of Metals by the Inductively Coupled Plasma- Optical. Method used by Fisher Environmental Lab complies with the Standard Methods for the Examination of Water and Wastewater, 20th Ed 3120-B.

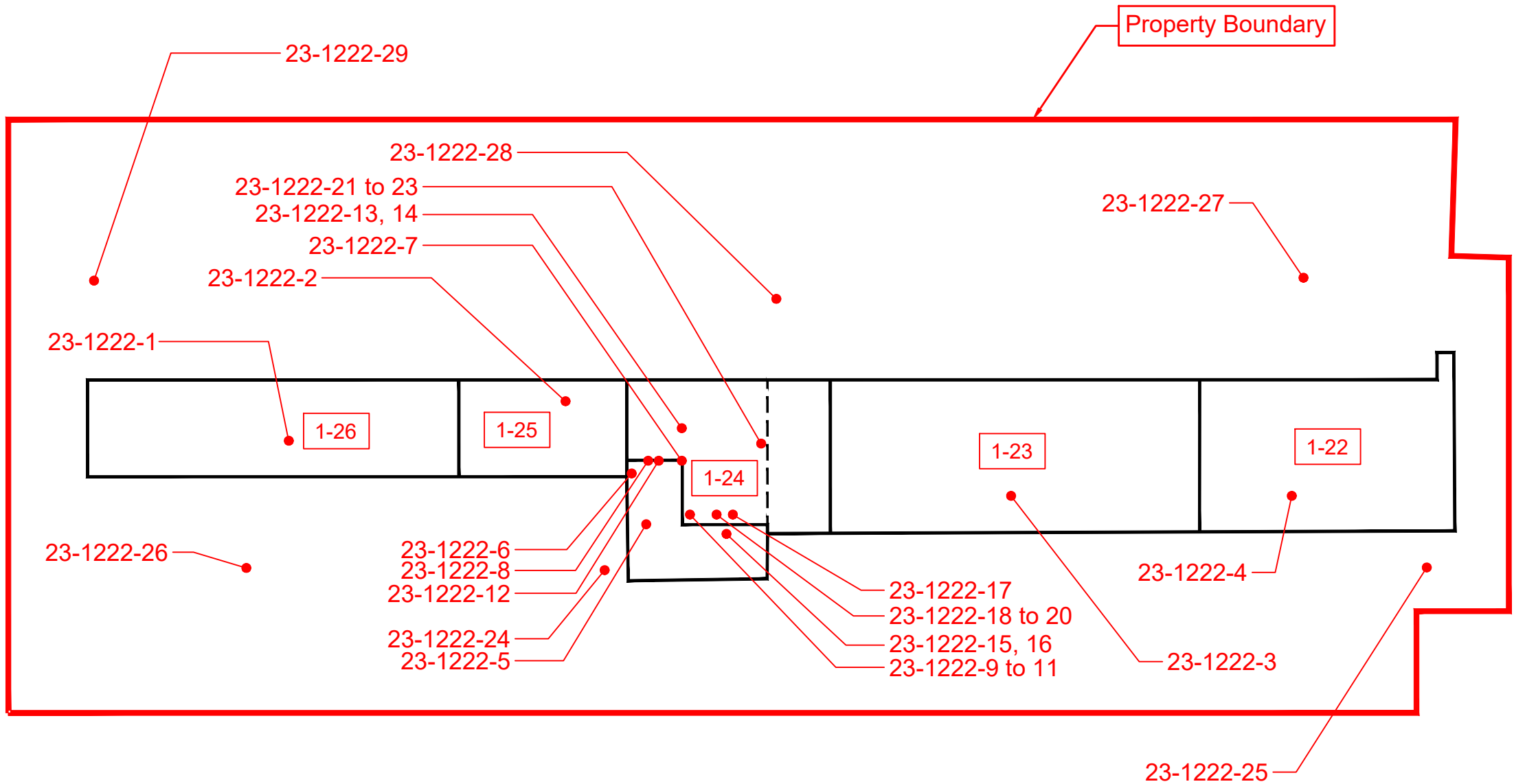
Authorized by:

*Ronggen (Roger) Lin*  
 Ronggen (Roger) Lin  
 Laboratory Manager





## **APPENDIX B – SITE PLANS**



Legend

1-01

Location Number



Asbestos Sample Location

Figure 1

LOCATION: 30 Newbridge Road  
Etobicoke, Ontario

BUILDING NAME: Newbridge Warehouse

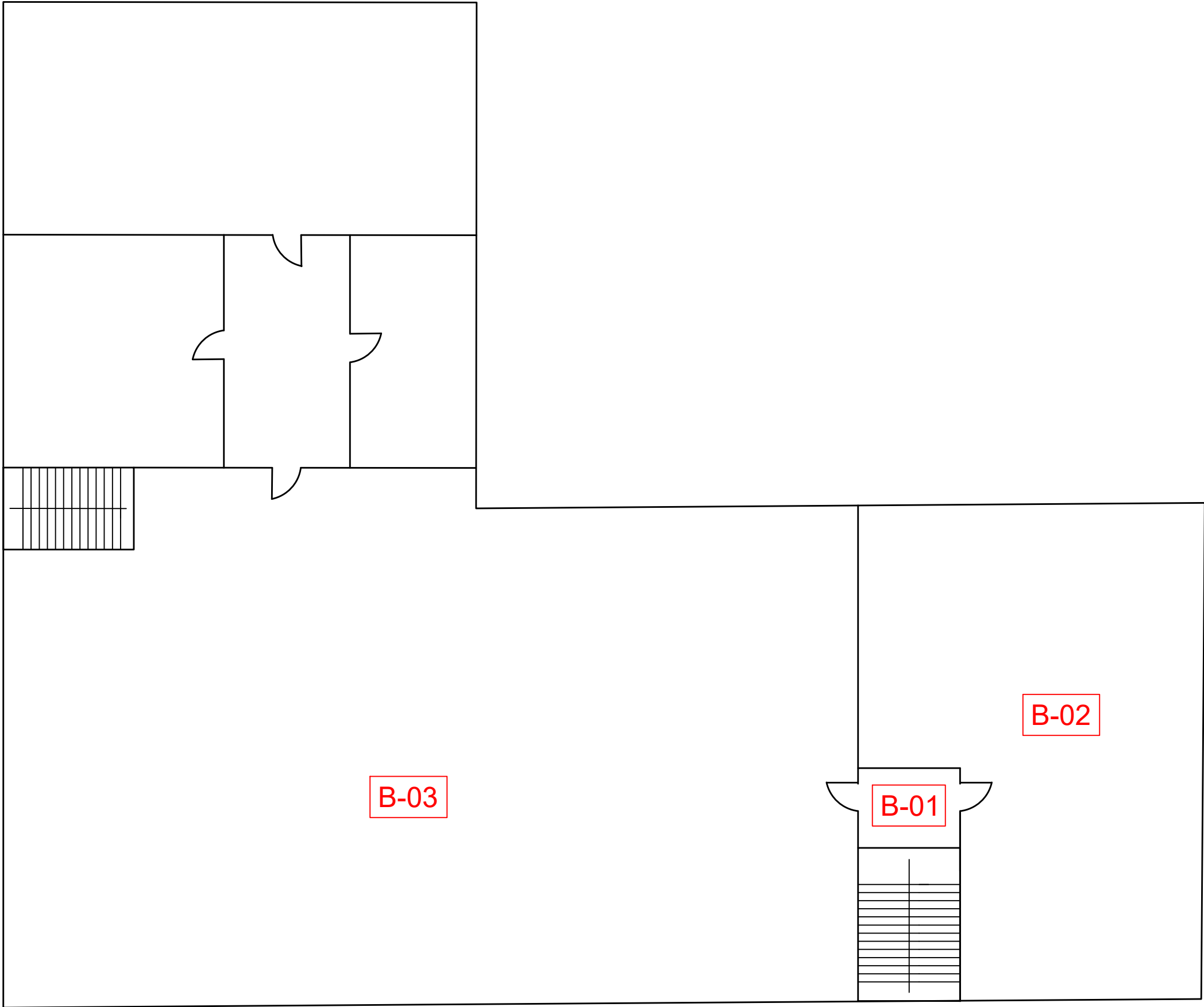
Roof Plan  
Asbestos Sample Location

CLIENT: City of Toronto

PROJECT NUMBER: FE 23-13000 DATE: May 2023 DRW BY: DC

CAD FILE: FIG1 SCALE: Not to Scale CHK BY: YH





Legend

1-01 Location Number

Figure 2

LOCATION: 30 Newbridge Road  
Etobicoke, Ontario

BUILDING NAME: Newbridge Warehouse

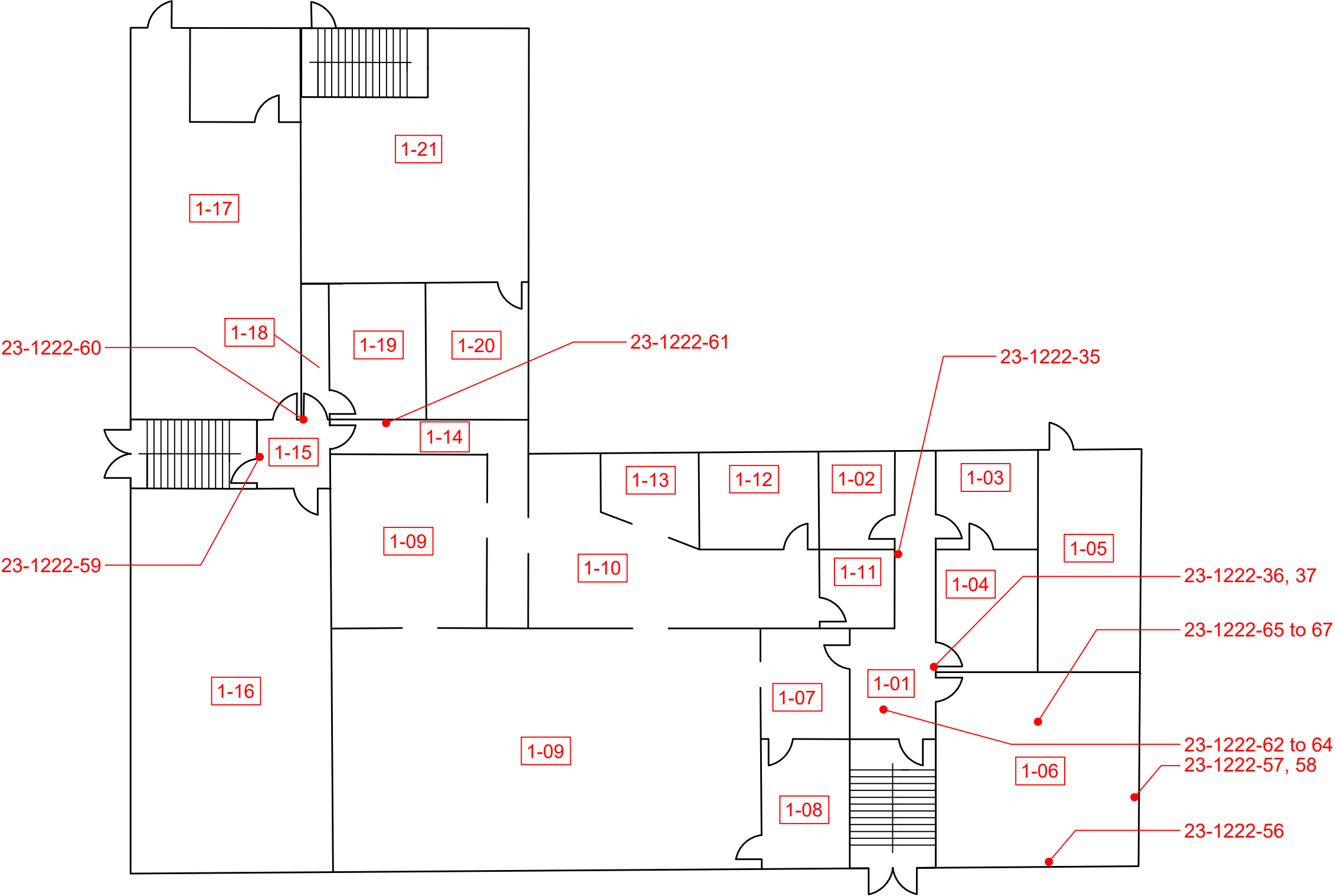
Basement Plan

CLIENT: City of Toronto

PROJECT NUMBER: FE 23-13000 DATE: May 2023 DRW BY: DC

CAD FILE: FIG2 SCALE: Not to Scale CHK BY: YH





Legend

- 1-01

Location Number
- Asbestos Sample Location

Figure 3

LOCATION: 30 Newbridge Road  
Etobicoke, Ontario

BUILDING NAME: Newbridge Warehouse

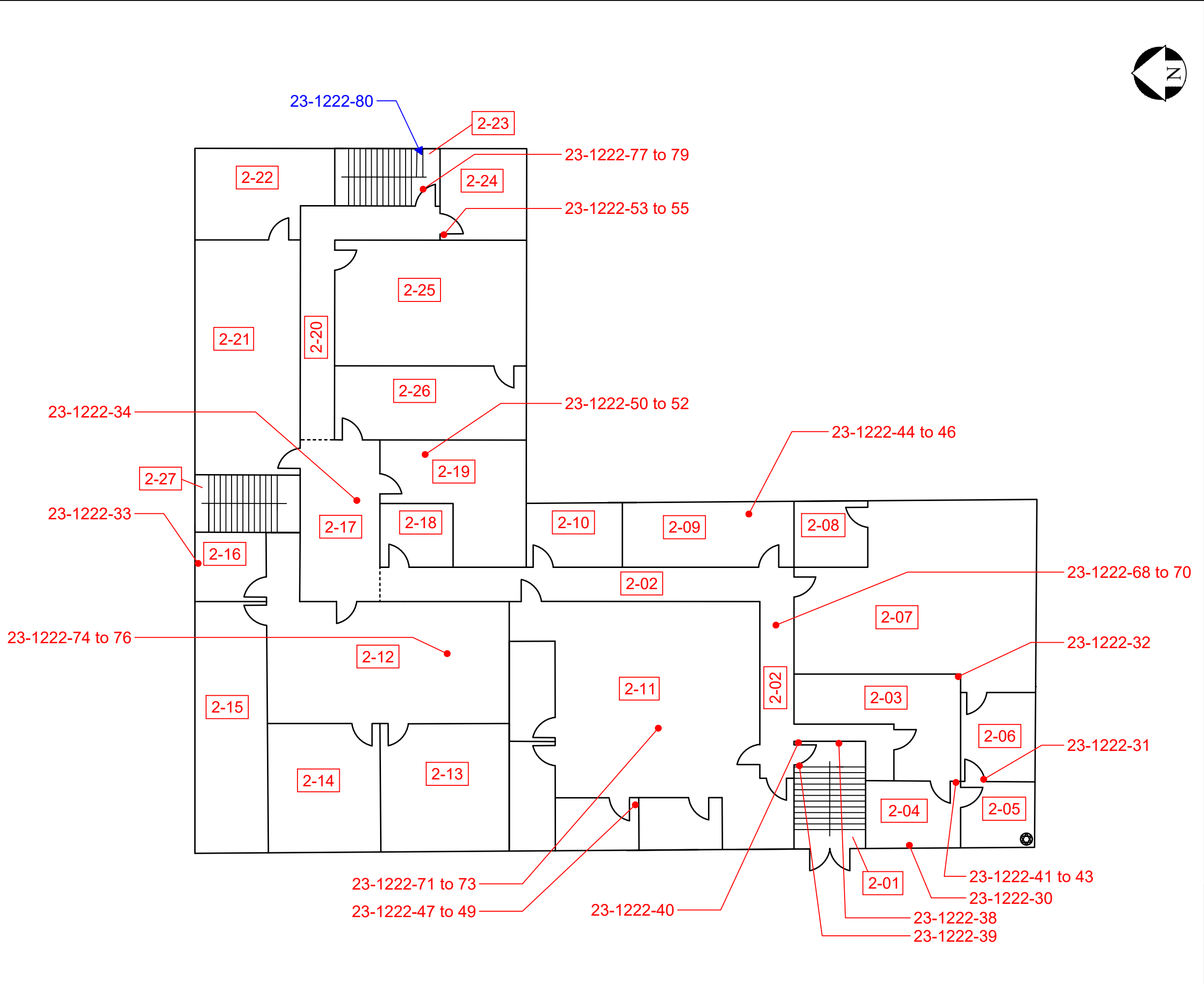
First Floor Plan  
Asbestos Sample Location

CLIENT: City of Toronto

PROJECT NUMBER: FE 23-13000    DATE: May 2023    DRW BY: DC

CAD FILE: FIG3    SCALE: Not to Scale    CHK BY: YH





### Legend

1-01

Location Number

Asbestos Sample Location

Lead Sample Location

### Figure 4

LOCATION:

30 Newbridge Road  
Etobicoke, Ontario

BUILDING NAME:

Newbridge Warehouse

Second Floor Plan  
Asbestos and Lead Sample Locations

CLIENT:

City of Toronto

PROJECT NUMBER:

FE 23-13000

DATE:

May 2023

DRW BY:

DC

CAD FILE:


FIG4

SCALE:

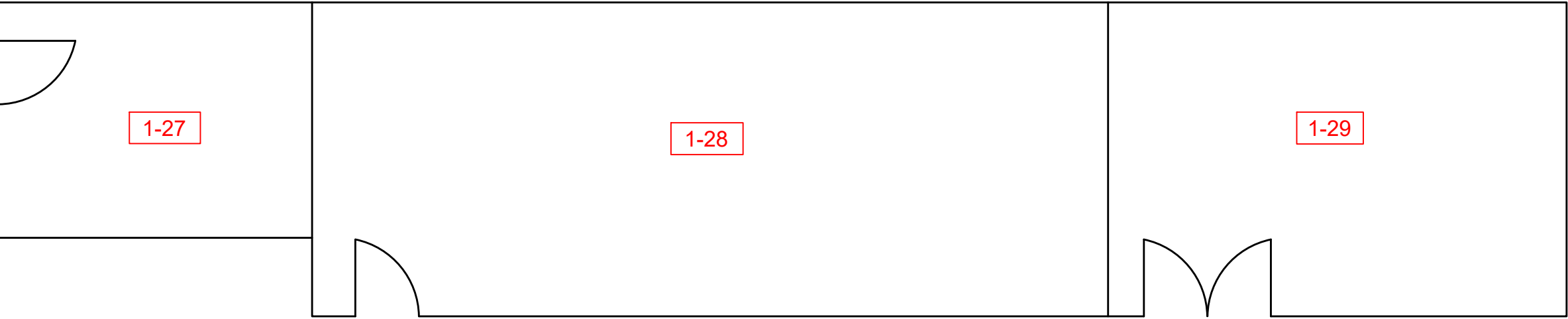
Not to Scale

CHK BY:

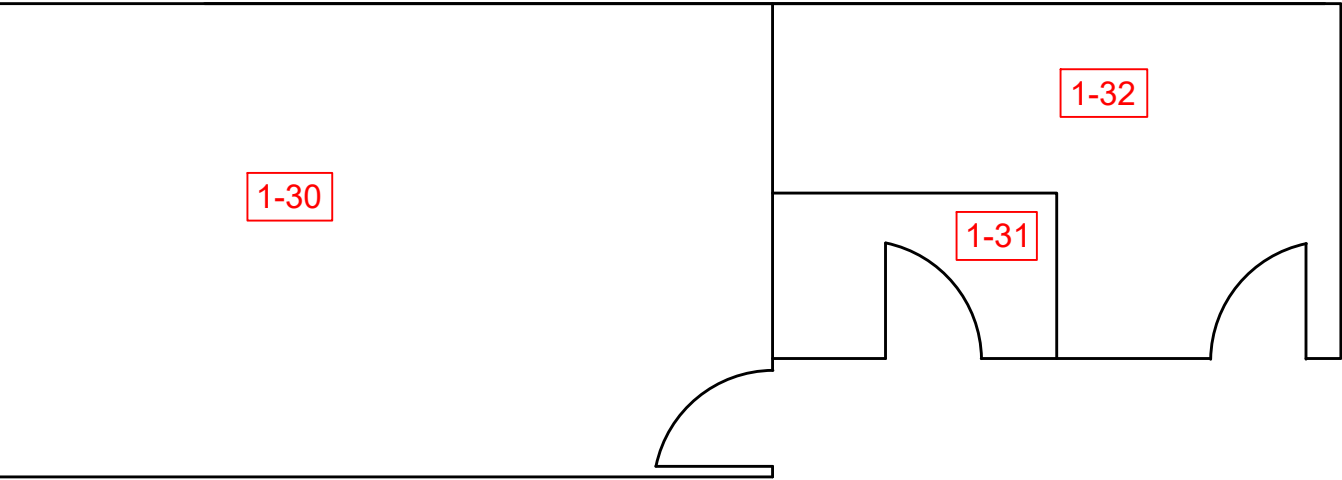
YH



# South Office Area



# South Drivers Area



## Legend

1-01 Location Number

## Figure5

LOCATION: 30 Newbridge Road  
Etobicoke, Ontario

BUILDING NAME: Newbridge Warehouse

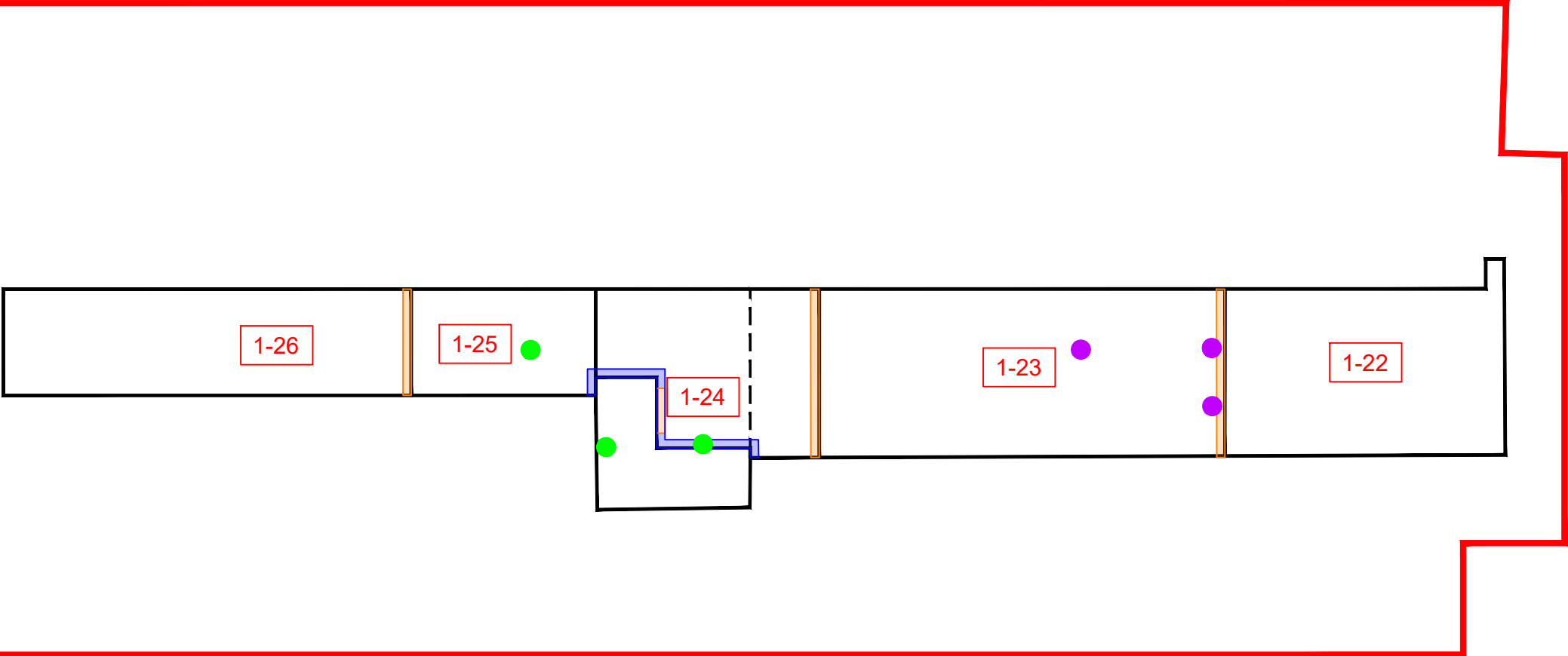
## Main Floor Plan

CLIENT: City of Toronto		
PROJECT NUMBER: FE 23-13000	DATE: May 2023	DRW BY: DC
CAD FILE: FIG5	SCALE: Not to Scale	CHK BY: YH





Property Boundary



Legend

- 1-01 Location Number
- Dark Grey Caulking
- Transite Board
- Transite Pipe
- Parging Cement

Figure 6

LOCATION: 30 Newbridge Road  
Etobicoke, Ontario

BUILDING NAME: Newbridge Warehouse

Asbestos Containing Material Locations

CLIENT: City of Toronto

PROJECT NUMBER: FE 23-13000	DATE: May 2023	DRW BY: DC
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CAD FILE: FIG6	SCALE: Not to Scale	CHK BY: YH
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## **APPENDIX C – ROOM-BY-ROOM SURVEY LOG**

# APPENDIX I - REASSESSMENT SURVEY FORM

Building Address:	30 Newbridge Road	Date(s) of Current Assessment:	May 15, 2023
Building Name:	Warehouse and Offices	Organization Completing Assessment:	Fisher Engineering Limited / Project FE 23-13000
Original Survey Conducted By:	Fisher Environmental Ltd.	Name of Surveyor:	Yvonne Hoogeveen
Date(s) of Original Survey:	July 27, 2020	Signature of Surveyor:	

## Summary of Findings

All Hazardous Materials observed in GOOD condition.  
Some areas had no or limited access - additional site visit will be required prior to start of abatement work.  
Note: Pipe Insulation - Parging Cement may be present behind walls and/or above ceilings.

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 Material	Asbestos	21-7304-1 to 3*	None Detected	N/A	N/A	Lower Level *From Fisher Project FE 21-11596
0-00	Exterior	Roof	Roofing Material	Asbestos	21-7304-4 to 6*	None Detected	N/A	N/A	Upper Level *From Fisher Project FE 21-11596
0-00	Exterior	Roof	Roofing Material	Asbestos	23-1222-1 to 5*	None Detected	N/A	N/A	*From Fisher Project FE 23-13000
0-00	Exterior	Roof	Roofing Material	Asbestos	21-7304-10 to 12*	None Detected	N/A	N/A	Tar *From Fisher Project FE 21-11596
0-00	Exterior	Roof	Duct Insulation	Asbestos	23-1222-9 to 11*	None Detected	N/A	N/A	*From Fisher Project FE 23-13000
0-00	Exterior	Roof	Duct Connector	Asbestos	23-1222-18 to 20*	None Detected	N/A	N/A	*From Fisher Project FE 23-13000
0-00	Exterior	Roof	Caulking	Asbestos	23-1222-12 to 14*	0.5-5 % Chrysotile	1000 LF	N/A	Dark Grey along the flashing *From Fisher Project FE 23-13000
0-00	Exterior	Roof	Sealant	Asbestos	23-1222-15 to 17*	None Detected	N/A	N/A	Dark Brown around anchor and conduit *From Fisher Project FE 23-13000
0-00	Exterior	Doors	Caulking	Asbestos	20-4976-1 to 3*	None Detected	N/A	N/A	Grey *From Fisher Project FE 20-10475
0-00	Exterior	Doors	Caulking	Asbestos	23-1222-8*	0.5-5 % Chrysotile	50 LF	N/A	White - on the two storey building *From Fisher Project FE 23-13000
0-00	Exterior	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
0-00	Exterior	Roof	Mortar	Asbestos	21-7304-7 to 9*	None Detected	N/A	N/A	*From Fisher Project FE 21-11596
0-00	Exterior	Walls	Transite Board	Asbestos	23-1222-21 to 23*	5-25% Chrysotile	1600 SF	N/A	Where the roof line changes height *From Fisher Project FE 23-13000
0-00	Exterior	Windows	Caulking	Asbestos	23-1222-6 and 7*	0.5-5 % Chrysotile	2950 LF	N/A	White - on the two storey building *From Fisher Project FE 23-13000
0-00	Exterior	Floor	Asphalt	Asbestos	23-1222-24 to 26*	None Detected	N/A	N/A	From West Side Pavement *From Fisher Project FE 23-13000
0-00	Exterior	Floor	Asphalt	Asbestos	23-1222-27 to 29*	None Detected	N/A	N/A	From East Side Pavement *From Fisher Project FE 23-13000
B-01	Vestibule	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
B-01	Vestibule	Walls	Block	N/A	N/A	N/A	N/A	N/A	
B-01	Vestibule	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	100 SF	Good	2' x 4' Crow's Feet
B-02	South Office Area	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	

**APPENDIX I - REASSESSMENT SURVEY FORM**

<b>Location Number</b>	<b>Location Name</b>	<b>Building System</b>	<b>Material Observed</b>	<b>Potential Hazardous Material</b>	<b>Sample ID</b>	<b>Analytical Result</b>	<b>Quantity</b>	<b>Condition</b>	<b>Notes / Recommended Actions</b>
B-02	South Office Area	Walls	Block	N/A	N/A	N/A	N/A	N/A	
B-02	South Office Area	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	1600 SF	Good	2' x 4' Crow's Feet
B-03	North Office Area	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
B-03	North Office Area	Walls	Block	N/A	N/A	N/A	N/A	N/A	
B-03	North Office Area	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	5200 SF	Good	2' x 4' Crow's Feet
1-01	Corridor	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	170 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-01	Corridor	Floor	Vinyl Floor Tile 2	Asbestos	23-1222-35 to 37*	None Detected	170 SF	Good	Tan - under VFT1 * From Fisher Project FE-23-13000
1-01	Corridor	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	600 SF	Good	
1-01	Corridor	Ceiling	Ceiling Tile 2	Asbestos	23-1222-62 to 64*	None Detected	170 SF	Good	2' x 2' Inlay Pinhole Short Fissure * From Fisher Project FE 23-13000
1-02	Office	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	110 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-02	Office	Floor	Vinyl Floor Tile 2	Asbestos	Homogeneous w/ 23-1222-35 to 37	None Detected	110 SF	Good	Tan - under VFT1
1-02	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	350 SF	Good	
1-02	Office	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	110 SF	Good	2' x 4' Pinhole Fissure
1-03	Dispatch Office	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	170 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-03	Dispatch Office	Floor	Vinyl Floor Tile 2	Asbestos	Homogeneous w/ 23-1222-35 to 37	None Detected	170 SF	Good	Tan - under VFT1
1-03	Dispatch Office	Floor	Parging Cement	Asbestos	Not Sampled	ACM Assumed	1 fitting	Good	
1-03	Dispatch Office	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-03	Dispatch Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	120 SF	Good	
1-03	Dispatch Office	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	170 SF	Good	2' x 4' Pinhole Fissure
1-04	Office	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	200 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-04	Office	Floor	Vinyl Floor Tile 2	Asbestos	Homogeneous w/ 23-1222-35 to 37	None Detected	200 SF	Good	Tan - under VFT1
1-04	Office	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-04	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	330 SF	Good	
1-04	Office	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	200 SF	Good	2' x 4' Crow's Feet
1-05	Drivers Waiting	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-05	Drivers Waiting	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-05	Drivers Waiting	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	350 SF	Good	

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<b>Location Number</b>	<b>Location Name</b>	<b>Building System</b>	<b>Material Observed</b>	<b>Potential Hazardous Material</b>	<b>Sample ID</b>	<b>Analytical Result</b>	<b>Quantity</b>	<b>Condition</b>	<b>Notes / Recommended Actions</b>
1-05	Drivers Waiting	Ceiling	Ceiling Tile 6	Asbestos	21-5864-10 to 12*	None Detected	420 SF	Good	2' x 4' Pinhole Long Fissure *From Fisher Project FE 21-10889
1-06	Southwest Office	Floor	Vinyl Floor Tile 1	Asbestos	23-1222-56 to 58*	None Detected	900 SF	Good	12" x 12" Light Grey with Dark Grey Smears *From Fisher Project FE 23-13000
1-06	Southwest Office	Floor	Vinyl Floor Tile 2	Asbestos	Homogeneous w/ 23-1222-35 to 37	None Detected	900 SF	Good	Tan - under VFT1
1-06	Southwest Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	960 SF	Good	
1-06	Southwest Office	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	900 SF	Good	2' x 4' Pinhole Fissure
1-06	Southwest Office	Ceiling	Ceiling Tile 9	Asbestos	23-1222-65 to 67*	None Detected	900 SF	Good	2' x 4' Large and Small Pinhole *From Fisher Project FE 23-13000
1-07	Vestibule	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	65 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-07	Vestibule	Floor	Vinyl Floor Tile 2	Asbestos	Homogeneous w/ 23-1222-35 to 37	None Detected	65 SF	Good	Tan - under VFT1
1-07	Vestibule	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	250 SF	Good	
1-07	Vestibule	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	65 SF	Good	2' x 2' Pinhole Short Fissure
1-08	Office	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	135 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-08	Office	Floor	Vinyl Floor Tile 2	Asbestos	Homogeneous w/ 23-1222-35 to 37	None Detected	135 SF	Good	Tan - under VFT1
1-08	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	385 SF	Good	
1-08	Office	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	135 SF	Good	2' x 2' Pinhole Short Fissure
1-09	Office Area	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	1400 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-09	Office Area	Floor	Vinyl Floor Tile 2	Asbestos	Homogeneous w/ 23-1222-35 to 37	None Detected	1400 SF	Good	Tan - under VFT1
1-09	Office Area	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	1500 SF	Good	
1-09	Office Area	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	1400 SF	Good	2' x 2' Pinhole Short Fissure
1-10	Corridor	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	360 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-10	Corridor	Floor	Vinyl Floor Tile 3	Asbestos	Homogeneous w/ 23-1222-41 to 43	None Detected	360 SF	Good	Beige - under VFT1
1-10	Corridor	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	680 SF	Good	
1-10	Corridor	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	360 SF	Good	2' x 4' Pinhole Fissure
1-11	Mechanical Room	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	65 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-11	Mechanical Room	Floor	Vinyl Floor Tile 3	Asbestos	Homogeneous w/ 23-1222-41 to 43	None Detected	65 SF	Good	Beige - under VFT1
1-11	Mechanical Room	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	125 SF	Good	
1-11	Mechanical Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-11	Mechanical Room	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	65 SF	Good	2' x 2' Pinhole Short Fissure

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Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-12	Storage	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	135 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-12	Storage	Floor	Vinyl Floor Tile 3	Asbestos	Homogeneous w/ 23-1222-41 to 43	None Detected	135 SF	Good	Beige - under VFT1
1-12	Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	385 SF	Good	
1-12	Storage	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	135 SF	Good	2' x 2' Pinhole Short Fissure
1-13	Storage	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	125 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-13	Storage	Floor	Vinyl Floor Tile 3	Asbestos	Homogeneous w/ 23-1222-41 to 43	None Detected	125 SF	Good	Beige - under VFT1
1-13	Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	375 SF	Good	
1-13	Storage	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	125 SF	Good	2' x 2' Pinhole Short Fissure
1-14	Corridor	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	160 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-14	Corridor	Floor	Vinyl Floor Tile 2	Asbestos	Homogeneous w/ 23-1222-35 to 37	None Detected	160 SF	Good	Tan - under VFT1
1-14	Corridor	Walls	Drywall (DJC)	Asbestos	23-1222-61*	None Detected	550 SF	Good	*From Fisher Project FE 23-13000
1-14	Corridor	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	160 SF	Good	2' x 2' Pinhole Short Fissure
1-15	Vestibule	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	50 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-15	Vestibule	Walls	Drywall (DJC)	Asbestos	23-1222-59 and 60*	None Detected	240 SF	Good	*From Fisher Project FE 23-13000
1-15	Vestibule	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	50 SF	Good	2' x 2' Pinhole Short Fissure
1-16	Northwest Office	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	800 SF	Good	<b>NO ACCESS</b> 12" x 12" Light Grey with Dark Grey Smears
1-16	Northwest Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	960 SF	Good	
1-16	Northwest Office	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	400 SF	Good	2' x 4' Pinhole Fissure
1-16	Northwest Office	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	400 SF	Good	2' x 2' Pinhole Short Fissure
1-17	Office Area	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	800 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-17	Office Area	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	960 SF	Good	
1-17	Office Area	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	400 SF	Good	2' x 4' Pinhole Fissure
1-17	Office Area	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	400 SF	Good	2' x 2' Pinhole Short Fissure
1-18	Corridor	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	45 SF	Good	12" x 12" Light Grey with Dark Grey Smears
1-18	Corridor	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	240 SF	Good	
1-18	Corridor	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	45 SF	Good	2' x 2' Pinhole Short Fissure
1-19	Storage	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	180 SF	Good	<b>NO ACCESS</b> 12" x 12" Light Grey with Dark Grey Smears

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Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-19	Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	430 SF	Good	
1-19	Storage	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	180 SF	Good	2' x 2' Pinhole Short Fissure
1-20	Storage	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	180 SF	Good	<b>NO ACCESS</b> 12" x 12" Light Grey with Dark Grey Smears
1-20	Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	430 SF	Good	
1-20	Storage	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	180 SF	Good	2' x 2' Pinhole Short Fissure
1-21	Warehouse Office	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	625 SF	Good	<b>NO ACCESS</b> 12" x 12" Light Grey with Dark Grey Smears
1-21	Warehouse Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-59 to 61	None Detected	800 SF	Good	
1-21	Warehouse Office	Ceiling	Ceiling Tile 4	Asbestos	Homogeneous w/ 23-1222-71 to 73	None Detected	625 SF	Good	2' x 2' Pinhole Short Fissure
1-22	Warehouse South	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-22	Warehouse South	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-22	Warehouse South	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-13 to 19	None Detected	500 SF	Good	
1-22	Warehouse South	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to above
1-22	Warehouse South	Ceiling	Transite Board	Asbestos	Homogeneous w/ 23-1222-21 to 23	5-25% Chrysotile	1600 SF	Good	Where the roof line changes height
1-22	Warehouse South	Pipe	Transite Pipe	Asbestos	Not Sampled	Visually Positive	60 LF	Good	Rain leaders
1-22	Warehouse South	Pipe	Parging Cement	Asbestos	Not Sampled	ACM Assumed	N/A	N/A	On rain leaders NOT OBSERVED
1-23	Central Warehouse	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-23	Central Warehouse	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-23	Central Warehouse	Walls	Drywall (DJC)	Asbestos	20-4890-4 to 7*	None Detected	N/A	N/A	*From Fisher Project FE 20-10475
1-23	Central Warehouse	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to above
1-23	Central Warehouse	Pipe	Parging Cement	Asbestos	Not Sampled	ACM Assumed	N/A	N/A	On rain leaders NOT OBSERVED
1-24	Midway Warehouse	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-24	Midway Warehouse	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-24	Midway Warehouse	Walls	Transite Board	Asbestos	21-5864-1 to 3*	25-50% Chrysotile	200 SF	Good	*From Fisher Project FE 21-10889
1-24	Midway Warehouse	Walls	Drywall (DJC)	Asbestos	20-4890-1 to 3*	None Detected	N/A	N/A	*From Fisher Project FE 20-10475
1-24	Midway Warehouse	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to above
1-24	Midway Warehouse	Pipe	Parging Cement	Asbestos	Not Sampled	ACM Assumed	N/A	N/A	On rain leaders NOT OBSERVED
1-25	Warehouse North	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	

# APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-25	Warehouse North	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-25	Warehouse North	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 20-4890-1 to 7	None Detected	N/A	N/A	
1-25	Warehouse North	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to above
1-25	Warehouse North	Pipe	Parging Cement	Asbestos	Not Sampled	ACM Assumed	2 fittings	Good	On rain leaders
1-26	Skids Warehouse	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	LIMITED ACCESS
1-26	Skids Warehouse	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-26	Skids Warehouse	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 20-4890-1 to 7	None Detected	N/A	N/A	
1-26	Skids Warehouse	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to above
1-26	Skids Warehouse	Ceiling	Transite Board	Asbestos	Homogeneous w/ 23-1222-21 to 23	5-25% Chrysotile	1600 SF	Good	Where the roof line changes height
1-26	Skids Warehouse	Pipe	Parging Cement	Asbestos	Not Sampled	ACM Assumed	Unknown	N/A	On rain leaders
1-26	Skids Warehouse	Pipe	Parging Cement	Asbestos	Not Sampled	ACM Assumed	Unknown	N/A	On water pipes
1-27	Hub Room	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
1-27	Hub Room	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	80 SF	Good	Grey - under carpet
1-27	Hub Room	Walls	Drywall (DJC)	Asbestos	21-5864-19*	None Detected	290 SF	Good	*From Fisher Project FE 21-10889
1-27	Hub Room	Ceiling	Wood	N/A	N/A	N/A	N/A	N/A	
1-28	Office	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
1-28	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-13 to 19	None Detected	560 SF	Good	
1-28	Office	Ceiling	Ceiling Tile 6	Asbestos	Homogeneous w/ 21-5864-10 to 12	None Detected	240 SF	Good	2' x 4' Pinhole Long Fissure
1-29	Tool Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-29	Tool Room	Walls	Block/Wood	N/A	N/A	N/A	N/A	N/A	
1-29	Tool Room	Ceiling	Wood	N/A	N/A	N/A	N/A	N/A	
1-30	Drivers Waiting Area	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
1-30	Drivers Waiting Area	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	140 SF	Good	Grey - under carpet
1-30	Drivers Waiting Area	Walls	Drywall (DJC)	Asbestos	21-5864-16 to 18*	None Detected	380 SF	Good	*From Fisher Project FE 21-10889
1-30	Drivers Waiting Area	Walls	Drywall (DJC)	Lead	21-5864-21*	<10 ppm	N/A	N/A	Grey Paint *From Fisher Project FE 21-10889
1-30	Drivers Waiting Area	Ceiling	Drywall (DJC)	Asbestos	21-5864-13 to 15*	None Detected	140 SF	Good	*From Fisher Project FE 21-10889
1-31	Woman's Washroom	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	



# APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
1-31	Woman's Washroom	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-13 to 19	None Detected	140 SF	Good	
1-31	Woman's Washroom	Ceiling	Ceiling Tile 8	N/A	N/A	N/A	N/A	N/A	2' x 4' Smooth - drywall panels
1-32	Men's Washroom	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-32	Men's Washroom	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-32	Men's Washroom	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-13 to 19	None Detected	100 SF	Good	
1-32	Men's Washroom	Ceiling	Ceiling Tile 8	N/A	N/A	N/A	N/A	N/A	2' x 4' Smooth - drywall panels
1-32	Men's Washroom	Pipe	Parging Cement	Asbestos	Not Sampled	ACM Assumed	1 fitting	Good	
2-01	Stairwell	Floor	Vinyl Floor Tile 6	Asbestos	23-1222-38 to 40*	None Detected	130 SF	Good	12" x 12" Beige *From Fisher Project FE 23-13000
2-01	Stairwell	Walls	Block	N/A	N/A	N/A	N/A	N/A	
2-01	Stairwell	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	65 SF	Good	2' x 4' Pinhole Fissure
2-02	Corridor	Floor	Vinyl Floor Tile 6	Asbestos	Homogeneous w/ 23-1222-38 to 40	None Detected	400 SF	Good	12" x 12" Beige
2-02	Corridor	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	1500 SF	Good	
2-02	Corridor	Ceiling	Ceiling Tile 6	Asbestos	Homogeneous w/ 21-5864-10 to 12	None Detected	50 SF	Good	2' x 4' Pinhole Long Fissure
2-02	Corridor	Ceiling	Ceiling Tile 1	Asbestos	23-1222-68 to 70*	None Detected	350 SF	Good	2' x 4' Crow's Feet *From Fisher Project FE 23-13000
2-03	File Storage	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
2-03	File Storage	Floor	Vinyl Floor Tile 3	Asbestos	23-1222-41 to 43*	None Detected	300 SF	Good	Beige - under carpet * From Fisher Project FE-23-13000
2-03	File Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	600 SF	Good	
2-03	File Storage	Ceiling	Ceiling Tile 6	Asbestos	Homogeneous w/ 21-5864-10 to 12	None Detected	300 SF	Good	2' x 4' Pinhole Long Fissure
2-04	Dispatch Office	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
2-04	Dispatch Office	Floor	Vinyl Floor Tile 3	Asbestos	Homogeneous w/ 23-1222-41 to 43	None Detected	180 SF	Good	Beige - under carpet
2-04	Dispatch Office	Walls	Drywall (DJC)	Asbestos	23-1222-30*	None Detected	450 SF	Good	*From Fisher Project FE 23-13000
2-04	Dispatch Office	Ceiling	Ceiling Tile 3	Asbestos	Homogeneous w/ 21-5864-4 to 6	None Detected	180 SF	Good	2' x 4' Pinhole Deep Fissure
2-05	Office	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
2-05	Office	Floor	Vinyl Floor Tile 3	Asbestos	Homogeneous w/ 23-1222-41 to 43	None Detected	120 SF	Good	Beige - under carpet
2-05	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	350 SF	Good	
2-05	Office	Walls	Drywall (DJC)	Lead	21-5864-20*	3960 ppm	350 SF	Good	Beige Paint *From Fisher Project FE 21-10889
2-05	Office	Ceiling	Ceiling Tile 3	Asbestos	Homogeneous w/ 21-5864-4 to 6	None Detected	120 SF	Good	2' x 4' Pinhole Deep Fissure



# APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
2-06	Office	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
2-06	Office	Floor	Vinyl Floor Tile 3	Asbestos	Homogeneous w/ 23-1222-41 to 43	None Detected	150 SF	Good	Beige - under carpet
2-06	Office	Walls	Drywall (DJC)	Asbestos	23-1222-31*	None Detected	380 SF	Good	*From Fisher Project FE 23-13000
2-06	Office	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	150 SF	Good	2' x 4' Crow's Feet
2-07	Office Area	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
2-07	Office Area	Floor	Vinyl Floor Tile 3	Asbestos	Homogeneous w/ 23-1222-41 to 43	None Detected	860 SF	Good	Beige - under carpet
2-07	Office Area	Walls	Drywall (DJC)	Asbestos	23-1222-32*	None Detected	1025 SF	Good	*From Fisher Project FE 23-13000
2-07	Office Area	Ceiling	Ceiling Tile 3	Asbestos	21-5864-7 to 9*	None Detected	860 SF	Good	2' x 4' Pinhole Deep Fissure *From Fisher Project FE 21-10889
2-08	Break Room	Floor	Vinyl Floor Tile 7	Asbestos	Homogeneous w/ 23-1222-53 to 55	None Detected	100 SF	Good	12" x 12" Taupe with black streaks
2-08	Break Room	Walls	Drywall Panels	N/A	N/A	N/A	N/A	N/A	
2-08	Break Room	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	320 SF	Good	
2-08	Break Room	Ceiling	Ceiling Tile 3	Asbestos	Homogeneous w/ 21-5864-4 to 6	None Detected	100 SF	Good	2' x 4' Pinhole Deep Fissure
2-09	Mens Washroom	Floor	Vinyl Floor Tile 5	Asbestos	23-1222-44 to 46*	None Detected	80 SF	Good	9" x 9" Blue with white streaks * From Fisher Project FE-23-13000
2-09	Mens Washroom	Floor	Vinyl Floor Tile 1	Asbestos	Homogeneous w/ 23-1222-56 to 58	None Detected	80 SF	Good	12" x 12" Light Grey with Dark Grey Smears
2-09	Mens Washroom	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	450 SF	Good	
2-09	Mens Washroom	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	160 SF	Good	
2-10	Storage	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	<b>NO ACCESS</b>
2-10	Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	360 SF	Good	
2-10	Storage	Ceiling	Ceiling Tile 3	Asbestos	Homogeneous w/ 21-5864-4 to 6	None Detected	100 SF	Good	2' x 4' Pinhole Deep Fissure
2-11	Office Area	Floor	Vinyl Floor Tile 9	Asbestos	23-1222-47 to 49*	None Detected	625 SF	Good	12" x 12" Grey with dark grey specks *From Fisher Project FE 23-13000
2-11	Office Area	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	2200 SF	Good	
2-11	Office Area	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	575 SF	Good	2' x 4' Crow's Feet
2-11	Office Area	Ceiling	Ceiling Tile 4	Asbestos	23-1222-71 to 73*	None Detected	50 SF	Good	2' x 2' Pinhole Short Fissure *From Fisher Project FE 23-13000
2-12	Reception Area	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	ACM Assumed	320 SF	Good	12" x 12" Blue/Grey Mosaic NOT OBSERVED - covered by laminate
2-12	Reception Area	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	575 SF	Good	
2-12	Reception Area	Ceiling	Ceiling Tile 5	Asbestos	23-1222-74 to 76*	None Detected	320 SF	Good	2' x 4' Pinhole Fissure *From Fisher Project FE 23-13000
2-13	Office	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	ACM Assumed	160 SF	Good	12" x 12" Blue/Grey Mosaic NOT OBSERVED - covered by laminate

# APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
2-13	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	410 SF	Good	
2-13	Office	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	160 SF	Good	2' x 4' Pinhole Fissure
2-14	Office	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	ACM Assumed	250 SF	Good	12" x 12" Blue/Grey Mosaic NOT OBSERVED - covered by laminate
2-14	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	510 SF	Good	
2-14	Office	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	250 SF	Good	2' x 4' Pinhole Fissure
2-15	Meeting Room	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	ACM Assumed	330 SF	Good	12" x 12" Blue/Grey Mosaic NOT OBSERVED - covered by laminate
2-15	Meeting Room	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	650 SF	Good	
2-15	Meeting Room	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	330 SF	Good	2' x 4' Pinhole Fissure
2-16	Lunch Room	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	ACM Assumed	120 SF	Good	12" x 12" Blue/Grey Mosaic NOT OBSERVED - covered by laminate
2-16	Lunch Room	Walls	Drywall (DJC)	Asbestos	23-1222-33*	None Detected	350 SF	Good	*From Fisher Project FE 23-13000
2-16	Lunch Room	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	120 SF	Good	2' x 4' Pinhole Fissure
2-17	Vestibule	Floor	Vinyl Floor Tile 6	Asbestos	Homogeneous w/ 23-1222-38 to 40	None Detected	240 SF	Good	12" x 12" Beige
2-17	Vestibule	Walls	Drywall (DJC)	Asbestos	23-1222-34*	None Detected	500 SF	Good	*From Fisher Project FE 23-13000
2-17	Vestibule	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	240 SF	Good	2' x 4' Crow's Feet
2-18	Office	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	<b>NO ACCESS</b>
2-18	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	360 SF	Good	
2-18	Office	Ceiling	Ceiling Tile 3	Asbestos	Homogeneous w/ 21-5864-4 to 6	None Detected	130 SF	Good	2' x 4' Pinhole Deep Fissure
2-19	Woman's Washroom	Floor	Vinyl Floor Tile 4	Asbestos	23-1222-50 to 52*	None Detected	450 SF	Good	9" x 9" Tan with brown and white streaks *From Fisher Project FE 23-13000
2-19	Woman's Washroom	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	800 SF	Good	
2-19	Woman's Washroom	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	450 SF	Good	
2-20	Corridor	Floor	Vinyl Floor Tile 6	Asbestos	Homogeneous w/ 23-1222-38 to 40	None Detected	175 SF	Good	12" x 12" Beige
2-20	Corridor	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	720 SF	Good	
2-20	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	175 SF	Good	2' x 4' Crow's Feet
2-21	Office Area	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	ACM Assumed	480 SF	Good	12" x 12" Blue/Grey Mosaic NOT OBSERVED - covered by laminate
2-21	Office Area	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	720 SF	Good	
2-21	Office Area	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	480 SF	Good	2' x 4' Crow's Feet
2-22	Storage	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	ACM Assumed	225 SF	Good	12" x 12" Blue/Grey Mosaic NOT OBSERVED - covered by laminate

# APPENDIX I - REASSESSMENT SURVEY FORM

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
2-22	Storage	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	480 SF	Good	
2-22	Storage	Ceiling	Ceiling Tile 1	Asbestos	Homogeneous w/ 23-1222-68 to 70	None Detected	225 SF	Good	2' x 4' Crow's Feet
2-23	Stairwell	Floor	Steel	N/A	N/A	N/A	N/A	N/A	
2-23	Stairwell	Walls	Block	N/A	N/A	N/A	N/A	N/A	
2-23	Stairwell	Walls	Block	Lead	23-1222-80*	470 ppm	N/A	N/A	Blue Paint *From Fisher Project FE 23-13000
2-23	Stairwell	Ceiling	Ceiling Tile 7	Asbestos	23-1222-77 to 79*	None Detected	65 SF	Good	2' x 4' Pinhole *From Fisher Project FE 23-13000
2-24	Office	Floor	Vinyl Floor Tile 7	Asbestos	23-1222-53 to 55*	None Detected	520 SF	Good	12" x 12" Taupe with black streaks *From Fisher Project FE 23-13000
2-24	Office	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	380 SF	Good	
2-24	Office	Ceiling	Ceiling Tile 3	Asbestos	Homogeneous w/ 21-5864-4 to 6	None Detected	145 SF	Good	2' x 4' Pinhole Deep Fissure
2-25	Meeting Room	Floor	Vinyl Floor Tile 7	Asbestos	Homogeneous w/ 23-1222-53 to 55	None Detected	520 SF	Good	<b>NO ACCESS</b> 12" x 12" Taupe with black streaks
2-25	Meeting Room	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	740 SF	Good	
2-25	Meeting Room	Ceiling	Ceiling Tile 3	Asbestos	Homogeneous w/ 21-5864-4 to 6	None Detected	520 SF	Good	2' x 4' Pinhole Deep Fissure
2-26	Servery/Coat Room	Floor	Vinyl Floor Tile 7	Asbestos	Homogeneous w/ 23-1222-53 to 55	None Detected	520 SF	Good	<b>NO ACCESS</b> 12" x 12" Taupe with black streaks
2-26	Servery/Coat Room	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 23-1222-30 to 34	None Detected	550 SF	Good	
2-26	Servery/Coat Room	Ceiling	Ceiling Tile 3	Asbestos	Homogeneous w/ 21-5864-4 to 6	None Detected	200 SF	Good	2' x 4' Pinhole Deep Fissure
2-27	Stairwell	Floor	Vinyl Floor Tile 6	Asbestos	Homogeneous w/ 23-1222-38 to 40	None Detected	130 SF	Good	12" x 12" Beige
2-27	Stairwell	Floor	Vinyl Floor Tile 9	Asbestos	Homogeneous w/ 23-1222-47 to 49	None Detected	65 SF	Good	12" x 12" Grey with dark grey specks - under VFT6
2-27	Stairwell	Walls	Block	N/A	N/A	N/A	N/A	N/A	
2-27	Stairwell	Ceiling	Ceiling Tile 5	Asbestos	Homogeneous w/ 23-1222-74 to 76	None Detected	65 SF	Good	2' x 4' Pinhole Fissure
2-27	Stairwell	Pipe	Parging Cement	Asbestos	Not Sampled	ACM Assumed	1 fitting	Good	
<b>Surveyor's Field Notes</b>									

## **APPENDIX D – SITE PHOTOGRAPHS**



**Photo 1:** View of the roof surface of the north warehouse areas

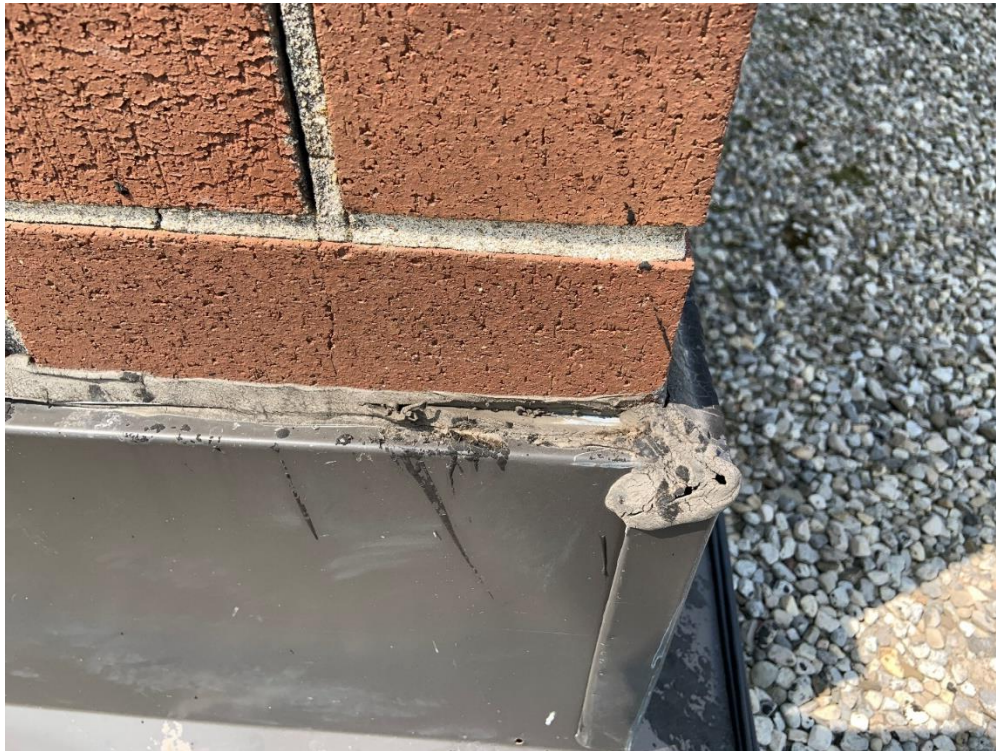


**Photo 2:** View of the of the roof surface of the south warehouse areas.





**Photo 3:** Pieces of damaged Transite Board observed on the roof.

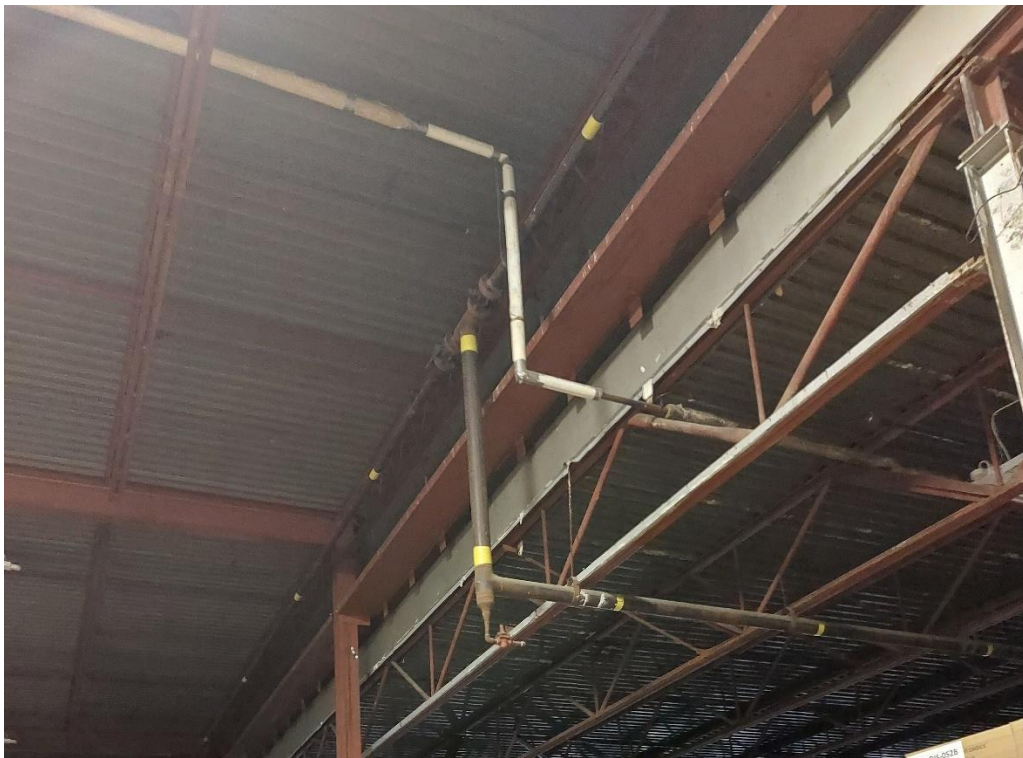


**Photo 4:** View of the asbestos-containing dark grey caulking along the flashing on the roof and wall joints.





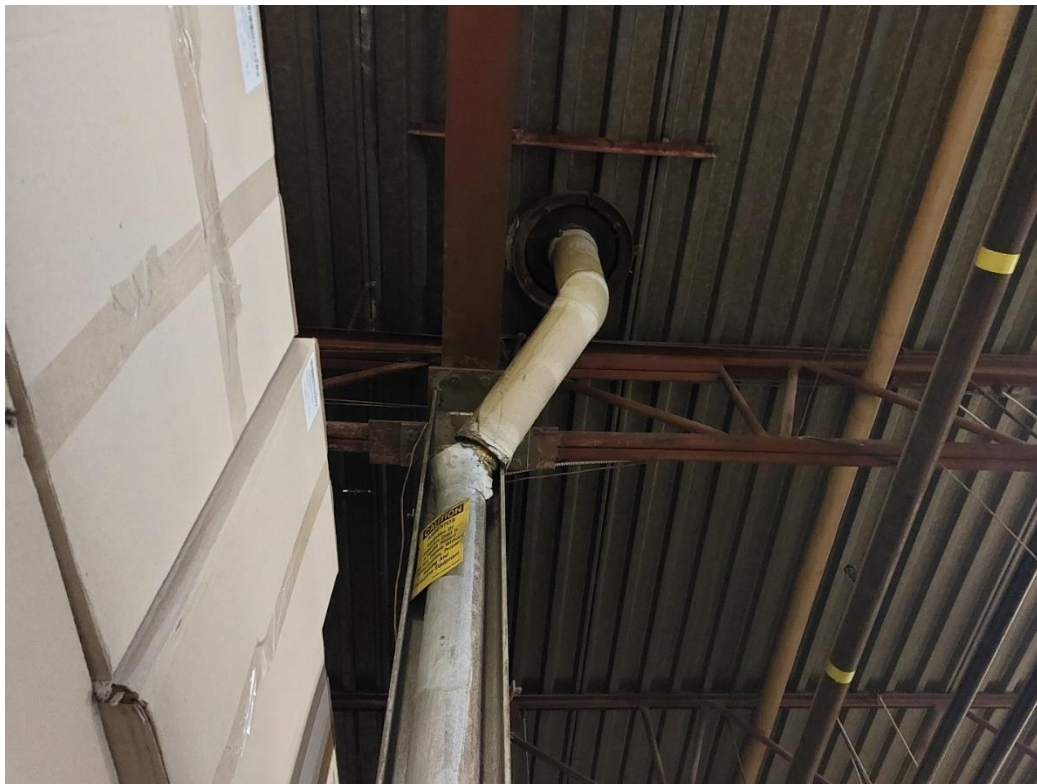
**Photo 5:** View of the asbestos-containing white caulking around the exterior of the windows and door frames.



**Photo 6:** Transite Board was observed along the roof of the warehouse areas where the roof line changes height.



**Photograph 7:** View of the of the asbestos-containing parging cement fitting in stairwell 2-27.



**Photo 8:** View of the of the asbestos-containing parging cement fitting in north warehouse 1-25.





**Photograph 9:** View of the pooled water in the basement of the two-storey office building.



**Photograph 10:** View of a mercury-containing thermostat in the two-storey office building.





**Photograph 11:** View of the skids with pails of used oil located near the northeast portion of the site.



**Photograph 12:** View of the used oil leak on the concrete surface and impacts to the nearby soils.