DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT

Demolition Project
1615 Dufferin Street
Toronto, Ontario

Prepared for:
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Environmental Coordinator - Project Management Office

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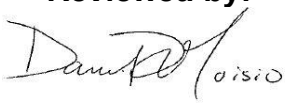

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Safetech Project Number: 1-3240937

Date of Site Work: December 18, 2024
Date of Issue: January 13, 2025

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EXECUTIVE SUMMARY

Safetech Environmental Limited (Safetech) was commissioned by City of Toronto to conduct a designated substances and hazardous materials assessment of the commercial building located at 1615 Dufferin Street, 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. Demolition 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), Summary of ACM Occurrences (Appendix A) and Site Drawings (Appendix B) 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: - Texture Finish on ceilings - Heat Shield on light fixture - pipe fitting insulation - Yellow Floor Mastic - Vinyl Floor Tile 6 - 9"x9" Grey with Green Streaks - Vinyl Floor Tile 2 - 12"x12" Beige with Brown Streaks - Grey/black caulking window glass - Beige caulking on windows and interior expansion joints - VFT10 - 12"x12" White with Grey Smudges - Black Mastic on 9”x9” Vinyl Floor Tiles - Black Mastic - Underlying beige 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 A (Summary of ACM Occurrences) and Appendix B (Site Drawings). Asbestos-containing waste must be disposed of in accordance with R.R.O. 1990, Regulation 347, *General - Waste Management*.

Lead	Beige paint was confirmed to be a low-level lead-containing paint (≤0.1% lead content). Blue and light pink paint were confirmed to be not lead-containing paint (≤0.0090% lead content). Off-white paint was confirmed to be a lead-containing paint (>0.1% lead content). 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	Disturbance of lead-containing materials must be conducted in accordance with the Ontario Ministry of Labour, Immigration, Training and Skills Development (MLITSD) *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 (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 - liquid in thermostats - thermometers associated with mechanical equipment	If required, handle lamps and vials with care and keep intact. All waste lamps and vials 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 - sprayed fireproofing	Any work involving the disturbance of silica-containing materials should follow the procedures outlined in the Ontario MLITSD *"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	Suspect mould growth and water staining was identified to be present on drywall finishes and concrete block wall in Stairwell 2-33	Remove following Level 2 mould remediation procedures as outlined in EACC "Mould Abatement Guidelines". For additional information refer to Section 2.2.2.1 (Results) and Section 3.2.2.1 (Conclusions and Recommendations).

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	No equipment was observed that is suspected to contain ozone depleting and/or global warming substances	No action required.

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

Amit Kaul, B.Eng., EIT, WRT
Project Coordinator
Occupational Hygiene/Hazardous Building Materials Groups

Reviewed by:

Daniel D'Aloisio B.Sc., AMRT
Operations Manager - Hazardous Materials

January 13, 2025

City of Toronto
Corporate Real Estate Management
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Attention: Inder Bhamra (he/him/his), EP, PMP, CSM
Environmental Coordinator - Project Management Office

RE: Designated Substances and Hazardous Materials Assessment
Demolition Project
1615 Dufferin Street, Toronto, Ontario

1.0 INTRODUCTION

1.1 Background and Objectives

Safetech Environmental Limited (Safetech) was commissioned by City of Toronto to conduct a designated substances and hazardous materials assessment in the commercial building located at 1615 Dufferin Street, Toronto, Ontario (subject building). The objective of the assessment was to determine the presence, location, condition and quantities of designated substances and other hazardous materials in the subject building that have the potential to be disturbed as part of planned construction activities (i.e. Demolition 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 December 18, 2024 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 building 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:

- Designated Substances and Hazardous Materials Survey, 1615 Dufferin Street, Toronto, Ontario, by ECOH Management Inc. ECOH Project No.: 28697-01, Dated August 23, 2024.
- Demolition drawings "*2422_TSSS Dufferin_Demolition Permit_DWGS*" dated December 2024 were provided.

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 building. The extent of the area investigated is indicated on the floor plan(s) provided in Appendix B.

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 C.

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

Sample No.	Layers	Material Description	Sample Location	Asbestos Content	Material Classification
1A		1’x1’ ceiling tile – medium and large pinholes	3-01	None Detected	Non-ACM
1B					
1C			3-09		
2A	**a) Black, mastic**	**Mortarbed on Red Ceramic Floor Tiles**	**B-42**	**1% Chrysotile**	**ACM**
	b) Grey, cementitious material			**None Detected**	
	c) Red, cementitious material				
2B				**Not Analyzed**	
2C					
3A		Grout on Red Ceramic Floor Tiles	B-42	None Detected	Non-ACM
3B					
3C					
4A		Mortarbed on Ceramic Floor Tiles	2-01	None Detected	Non-ACM
4B					
4C					
5A	a) White, cementitious material	Grout on Ceramic Floor Tiles	2-01	None Detected	Non-ACM
	b) Red, cementitious material				
5B	a) White, cementitious material				
	b) Red, cementitious material				

Sample No.	Layers	Material Description	Sample Location	Asbestos Content	Material Classification
5C	a) White, cementitious material b) Red, cementitious material				
6A		Brick Mortar	Basement Corridor B-42	None Detected	Non-ACM
6B			Roof Chimney		
6C			Exterior		
7A		Mortarbed on White Ceramic Floor Tiles	3-19	None Detected	Non-ACM
7B					
7C			Basement Janitor Closet		
8A		Grout on White Ceramic Floor Tiles	3-19	None Detected	Non-ACM
8B					
8C			Basement Janitor Closet		
9A	a) Black, tar b) Black, tar with fibres	Roof Membrane (Capsheet)	Above Back Stairwell 3-30	None Detected	Non-ACM
9B	a) Black, tar b) Black, tar with fibres				
9C	a) Black, tar b) Black, tar with fibres				
10A	a) Black, tar b) Black, tar with fibres	Roof Membrane (Capsheet)	Pitched Roof	None Detected	Non-ACM
10B	a) Black, tar b) Black, tar with fibres				
10C	a) Black, tar b) Black, tar with fibres				
11A	a) Brown, paper b) Black, tar (between paper)	Vapour Barrier/Craft Paper	Pitched Roof	None Detected	Non-ACM
11B	a) Brown, paper b) Black, tar (between paper)				
11C	a) Brown, paper b) Black, tar (between paper)				
12A	a) Black, tar b) Black, tar with fibres	Roof Membrane (Capsheet) – New	Southeast Roof (Lower)	None Detected	Non-ACM
12B	a) Black, tar b) Black, tar with fibres				
12C	a) Black, tar				

Sample No.	Layers	Material Description	Sample Location	Asbestos Content	Material Classification
	b) Black, tar with fibres				
13A	a) Black, tar	Roof Felt – Old /Underlying	Southeast Roof (Lower)	None Detected	Non-ACM
	b) Black, tar with fibres				
13B	a) Black, tar				
	b) Black, tar with fibres				
13C	a) Black, tar				
	b) Black, tar with fibres				
14A		Black Mastic	On Pitch pocket - Southeast Roof (Lower)	None Detected	Non-ACM
14B			On AHU Support - Southeast Roof (Lower)		
14C					
15A		Concrete Block Mortar	2-21	None Detected	Non-ACM
15B					
15C			B-37		
16A		Black Caulking	on Flashing - Southeast Roof (Lower)	None Detected	Non-ACM
16B					
16C			Roof Vent – Pitched Roof		
17A		**Grey/Black Caulking Window Glass**	**Exterior**	**3% Chrysotile**	**ACM**
17B				**Not Analyzed**	
17C			**2-01**		
18A		White Window Caulking	Exterior	None Detected	Non-ACM
18B					
18C					
19A		**Beige Caulking**	**Expansion Joint – 3-06**	**None Detected**	**ACM**
19B			**On Windows – 3-18**	**0.5% Chrysotile**	
19C			**Door - Main Vestibule**	**Not Analyzed**	
20A		Grey Mastic on Duct	Roof	None Detected	Non-ACM
20B					
20C					
21A		Black Building Paper in Wall Cavity	By Entrance – 2-01	None Detected	Non-ACM
21B					
21C					
22A			By Entrance – 2-01	None Detected	Non-ACM
22B					

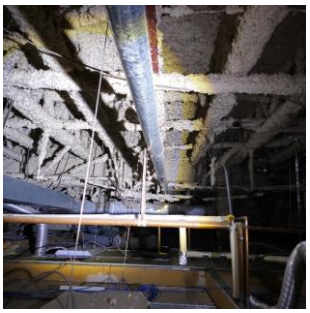
Sample No.	Layers	Material Description	Sample Location	Asbestos Content	Material Classification
22C		Grey Plaster on Exterior Wall Backing			
23A		Drywall Joint Compound	2-01	None Detected	Non-ACM
24A		Sprayed Fireproofing	2-01	None Detected	Non-ACM
25A		**Black Mastic on 9”x9” Vinyl Floor Tiles**	**B-03**	**2% Chrysotile**	**ACM**
25B				**Not Analyzed**	
25C					
26A		VFT10 - 12"x12" White with Grey Smudges	B-13 / Unit 102	None Detected	Non-ACM
27A		**Black Mastic on Sample Set 26**	**B-13 / Unit 102**	**1% Chrysotile**	**ACM**
27B				**Not Analyzed**	
27C					
28A	a) Pink, vinyl floor tile b) Off white, mastic	VFT3 - 12"x12" Pink with Light Pink and Dark Pink Smudges	3-21	None Detected	Non-ACM
29A		Underlying Beige Vinyl Floor Tiles	3-16	None Detected	Non-ACM
29B			2-12		
29C					
30A		VFT5 - 12"x12" Purple with White and Dark Purple Smudges	2-12	None Detected	Non-ACM
31A		Mastic on Ceramic Wall Tiles	3-19	None Detected	Non-ACM
31B					
31C					
32A		Grout Ceramic Wall Tiles	3-19	None Detected	Non-ACM
32B					
32C					
33A		Underlying White Vinyl Floor Tiles (Bottom Layer)	3-01	None Detected	Non-ACM
33B					
33C					
34A		Yellow Mastic on Sample Set 33	3-01	None Detected	Non-ACM
34B					
34C					
35A		FT9 - 12"x12" White with Blue Streaks	B-27	None Detected	Non-ACM
36A	a) Black, mastic b) Grey and white, cementitious material	Black Mastic on Sample Set 35	B-27	None Detected	Non-ACM

Sample No.	Layers	Material Description	Sample Location	Asbestos Content	Material Classification
36B	a) Black, mastic b) Grey and white, cementitious material				
36C	a) Black, mastic b) Grey and white, cementitious material				
37A		VFT4 - 12"x12" Beige with White and Brown Smudges	2-33	None Detected	Non-ACM
38A	**a) Black, mastic** **b) Yellow, mastic**	**Black Mastic on Sample Set 37**	**2-33**	**3% Chrysotile** **None Detected**	**ACM**
38B				**Not Analyzed**	
38C					
39A		VFT1 - 12"x12" Brown with White and Black Smudges Under Wood Floor)	3-01	None Detected	Non-ACM
40A		Glass Block Mortar	3-18	None Detected	Non-ACM
40B					
40C					
41A		VFT11 - 12"x12" White and Brown Smudges	B-24	None Detected	Non-ACM
42A		Yellow Mastic on Sample Set 41	B-24	None Detected	Non-ACM
42B					
42C					
43A		VFT8 - 12"x12" Off-white with Blue Streaks	B-25	None Detected	Non-ACM
44A		CT1 - 2'x4' Small Fissures and Pinholes	3-01	None Detected	Non-ACM

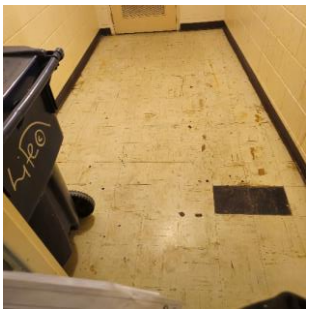
As per O.Reg. 278/05, ACM contains ≥0.5% asbestos by dry weight.

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

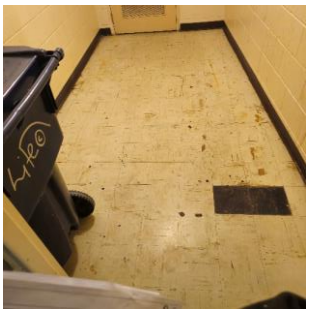
Sprayed and Loose Fill Insulating Materials	Location/Description	
Sprayed Fireproofing	Sprayed fireproofing was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 24 in Table 2.	
Sprayed Insulation	None identified in subject building.	
Loose Fill / Vermiculite Insulation	None identified in subject building. 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	Mechanical pipe straight were observed to be either insulated with fiberglass insulation or not insulated.	
Mechanical Pipe Insulation – Fittings (elbows, valves, tees, hangars, etc.)	**Pipe fitting insulation** was observed in the subject building. Based on the existing report this building material contains **60% chrysotile** asbestos. Refer to the location, condition, friability, and estimated quantity in Appendix A.	
HVAC Duct Mastic	None identified in subject building.	
Breeching / Exhaust Insulation	None identified in subject building.	
Tank Insulation	None identified in subject building.	
Boiler Insulation	None identified in subject building.	

Other Mechanical Equipment Insulation	None identified in subject building.	
Architectural Finishes & Finishing Materials	**Location/Description**	
Sprayed Texture / Stucco Finishes	**Texture Finish on ceilings** was observed in the subject building. Based on the existing report this building material contains **3% chrysotile** asbestos. Refer to the location, condition, friability, and estimated quantity in Appendix A.	
Plaster Finishes	Grey Plaster on Exterior Wall Backing (in wall cavity) was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 22 in Table 2.	
Drywall Joint Compound	Drywall joint compound was observed on drywall walls and ceiling finishes in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 23 in Table 2.	
Ceiling Tiles	**Location/Description**	
Lay-in Acoustic Ceiling Tiles	CT1 - 2'x4' Small Fissures and Pinholes was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 44 in Table 2.	

Lay-in Acoustic Ceiling Tiles	2'x4' Small Fissures and Pinholes was observed in the subject building. Based on the date stamp (06/21/05) observed on the back of the ceiling tiles, the tiles are expected to be not asbestos-containing.	
Glued-on Acoustic Ceiling Tiles	1'x1' ceiling tile – medium and large pinholes were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 1 in Table 2.	
Cement Ceiling Panels	None identified in subject building.	
Flooring	**Location/Description**	
Vinyl Floor Tiles	**Vinyl Floor Tile 2 - 12"x12" Beige with Brown Streaks** was observed in the subject building. Based on the existing report this building material contains **4% chrysotile** asbestos. Refer to the location, condition, friability, and estimated quantity in Appendix A.	
	Vinyl Floor Tile 6 - 9"x9" Grey with Green Streaks was observed in the subject building. Based on the existing report this building material contains **5% chrysotile** asbestos. Refer to the location, condition, friability, and estimated quantity in Appendix A.	

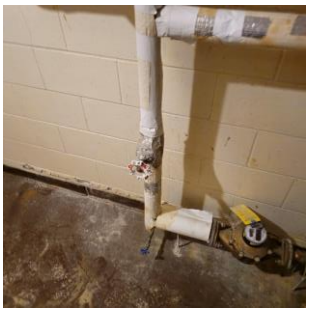
Vinyl Floor Tiles	VFT10 - 12"x12" White with Grey Smudges was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 26 in Table 2.	
	VFT3 - 12"x12" Pink with Light Pink and Dark Pink Smudges was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 28 in Table 2.	
	Underlying Beige Vinyl Floor Tiles were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 29 in Table 2.	
	VFT5 - 12"x12" Purple with White and Dark Purple Smudges was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 30 in Table 2.	
	Underlying White Vinyl Floor Tiles (Bottom Layer)were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 33 in Table 2.	

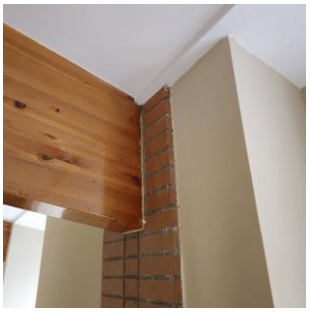
Vinyl Floor Tiles	FT9 - 12"x12" White with Blue Streaks was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 35 in Table 2.	
	VFT4 - 12"x12" Beige with White and Brown Smudges was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 37 in Table 2.	
	VFT1 - 12"x12" Brown with White and Black Smudges (Under Wood Floor)was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 39 in Table 2.	
	VFT11 - 12"x12" White and Brown Smudges was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 41 in Table 2.	
	VFT8 - 12"x12" Off-white with Blue Streaks was observed in the subject building. Based on the existing report the material is considered to be not asbestos-containing. Confirmatory bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 43 in Table 2.	
Vinyl Sheet Flooring	None identified in subject building.	

Mastic	**Yellow Floor Mastic** was observed in the subject building. Based on the existing report this building material contains **1% chrysotile** asbestos. Refer to the location, condition, friability, and estimated quantity in Appendix A.	
	Black Mastic on 9"x9" Vinyl Floor Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material contains **2% chrysotile** asbestos. Refer to sample set 25 in Table 2 and the location, condition, friability, and estimated quantity in Appendix A.	
	Black Mastic on Sample Set 26 was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material contains **1% chrysotile** asbestos. Refer to sample set 27 in Table 2 and the location, condition, friability, and estimated quantity in Appendix A.	
	Yellow Mastic on Sample Set 33 was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 34 in Table 2.	
	Black Mastic on Sample Set 35 was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 36 in Table 2.	

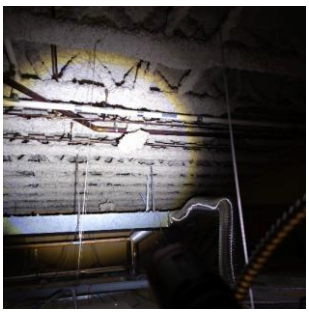
Mastic	**Black Mastic on Sample Set 37** was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material contains **3% chrysotile** asbestos. Refer to sample set 38 in Table 2 and the location, condition, friability, and estimated quantity in Appendix A.	
	Yellow Mastic on Sample Set 41 was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 42 in Table 2.	
Asbestos Cement Products	**Location/Description**	
Piping	None identified in subject area.	
Roofing, Siding, Wallboard	None identified in subject building.	
Other Cement Products	Mortarbed on Red Ceramic Floor Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 2 in Table 2. **Black mastic under mortar associated with ceramic floor tiles** was identified to **1% chrysotile** asbestos.	
	Grout on Red Ceramic Floor Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 3 in Table 2.	

Other Cement Products	Mortarbed on Ceramic Floor Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 4 in Table 2.	
	Grout on Ceramic Floor Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 5 in Table 2.	
	Brick Mortar was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 6 in Table 2.	
	Mortarbed on White Ceramic Floor Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 7 in Table 2.	
	Grout on White Ceramic Floor Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 8 in Table 2.	

Other Cement Products	Concrete Block Mortar was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 15 in Table 2.	
	Mastic on Ceramic Wall Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 31 in Table 2.	
	Grout Ceramic Wall Tiles was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 32 in Table 2.	
	Glass Block Mortar was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 40 in Table 2.	
Exterior Building Materials	**Location/Description**	

Caulking	Black Caulking was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 16 in Table 2.	
	Grey/Black Caulking Window Glass was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material contains **3% chrysotile** asbestos. Refer to sample set 17 in Table 2 and the location, condition, friability, and estimated quantity in Appendix A.	
	White Window Caulking was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 18 in Table 2.	
	Beige Caulking was observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material contains **0.5% chrysotile** asbestos. Refer to sample set 19 in Table 2 and the location, condition, friability, and estimated quantity in Appendix A.	
Roof Membrane	Roof Membrane (Capsheet) were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 9 in Table 2.	

Roof Membrane	Roof Membrane (Capsheet) were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 10 in Table 2.	
	Vapour Barrier/Craft Paper were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 11 in Table 2.	
	Roof Membrane (Capsheet) – New were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 12 in Table 2.	
	Roof Felt – Old /Underlying were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 13 in Table 2.	
Mastic	Black Mastic were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 14 in Table 2.	

Mastic	Grey Mastic on Duct were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 20 in Table 2.	
Misc. Materials	**Location/Description**	
Building Paper	Black Building Paper in Wall Cavity were observed in the subject building. Bulk samples were collected during the assessment and results of analysis confirmed that this building material is not asbestos-containing. Refer to sample set 21 in Table 2.	
Heat Shield	**Heat Shield on light fixture** was observed in the subject building. Based on the existing report this building material contains **70% chrysotile** asbestos. Refer to the location, condition, friability, and estimated quantity in Appendix A.	

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 D. 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
P-1	B-45	Wall	Beige	Good	0.0681	LLLM
P-2	2-21	Wall	Blue	Good	0.0023	Non-LCM

Sample No.	Location	Surface	Paint Colour	Condition	Lead Conc. (% by wt.)	Material Classification
P-3	3-31	Wall	Beige	Good	0.0405	LLLM
P-4	B-19	Wall	Light Pink	Good	0.0019	Non-LCM

Non-LCM: Non-Lead-Containing Material (<0.009% Lead Content)
LLLM: Low-Level Lead-Containing Material (≥0.009% and <0.1% Lead Content)
LCM: Lead-Containing Material (≥ 0.1% Lead Content)

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

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

2.1.3 Mercury

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

- vapour in fluorescent lamps
- liquid in thermostats
- thermometers associated with mechanical equipment

2.1.4 Silica

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

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

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 building.

2.2.2 Biological Hazards

2.2.2.1 Mould Contamination

Findings from our assessment for the presence of mould growth in subject areas of the building are provided in the following table.

Table 5: Results of Assessment for Mould Contamination

2-23 Stairwell	
Findings: • Water damage and mould growth was observed to drywall ceiling and drywall wall and concrete block wall by the door.	

2.2.2.2 Pest Infestation

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

2.2.3 Environmental Hazards

2.2.3.1 Polychlorinated Biphenyls (PCBs)

The assessment for potential PCB-containing electrical equipment is summarized in the following table. Equipment where the presence/absence of PCBs could be verified are indicated as such in the table. Equipment where the absence of PCBs could not be verified based on the information available are assumed to contain PCBs.

Table 6: Results of Assessment for PCB-Containing Electrical Equipment

Location	Electrical Equipment	Manufacturer	PCB Identification Information	PCB Content
3-33	Fluorescent Light Ballast (4 foot, 2 tube, T12)	Phillips	Marked “non-PCB” on label	Non-PCB

Location	Electrical Equipment	Manufacturer	PCB Identification Information	PCB Content
3-18	Fluorescent Light Ballast (4 foot, 2 tube, T12)	Phillips	Marked “non-PCB” on label	Non-PCB

2.2.3.2 Ozone Depleting and Global Warming Substances

No fixed equipment suspected to contain ODS/GWS was observed in the subject building.

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 drywall joint compound, roof membrane, ceiling tiles, sprayed fireproofing, various styles of vinyl floor tiles 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 building that may be disturbed as part of the construction project.

- Texture Finish on ceilings
- Heat Shield on light fixture
- pipe fitting insulation
- Yellow Floor Mastic
- Vinyl Floor Tile 6 - 9"x9" Grey with Green Streaks
- Vinyl Floor Tile 2 - 12"x12" Beige with Brown Streaks
- Grey/black caulking window glass
- Beige caulking on windows and interior expansion joints
- VFT10 - 12"x12" White with Grey Smudges
- Black Mastic on 9”x9” Vinyl Floor Tiles
- Black Mastic
- Underlying beige vinyl floor tiles.

Refer to Appendix A (Summary of ACM Occurrences) and Appendix B (Site Drawings) for types, locations, estimated quantities, and condition of asbestos-containing materials identified in the subject area.

In accordance with O.Reg. 278/05, prior to the demolition of the subject building, any identified asbestos-containing materials must be removed. However, this does not apply

so as to prevent work necessary to gain access to the asbestos-containing material that is to be removed, if the workers doing the work are protected from the hazard. Our recommendations for the removal of the aforementioned asbestos-containing materials can be found below.

Texture Coat: Analysis of the texture coat indicates that this material contains 1.5% chrysotile asbestos. Therefore, the texture coat is considered to be asbestos-containing and specific measures and procedures are required to be followed during renovation or demolition projects that have the potential to disturb this material. Texture coat 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 texture coat should be conducted following Type 2 operations. If more than 1 square metre of texture coat is to be removed or disturbed then work should be conducted following Type 3 operations.

Non-Friable: The caulking, vinyl floor tiles and mastic associated with vinyl floor tiles 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.

Heat Shield and Pipe Fitting Insulation: The heat shield and pipe insulation is considered to be a friable ACM. As per O. Reg. 278/05, removal or disturbance of 1 square metre or less of friable ACM is classified as a Type 2 operation. If more than 1 square metre of friable ACM is to be removed or disturbed then work should be conducted following Type 3 operations; unless the material is removed using a glove bag, in which case Type 2 operations are applicable.

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 Labour, Immigration, Training and Skills Development. 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

Based on the existing report result of paint chip analysis for the determination of lead content indicated that off-white paint associated with walls in Basement Corridor was confirmed to be lead-containing (>0.1% lead content based on required of Environmental Abatement Council of Canada (EACC) “Lead Guideline” (October 2014)).

As indicated in Table 5 results of paint chip analysis indicated that this material is not lead-containing (<0.009%) based on the *Surface Coating Materials Regulation* made under the Federal Hazardous Product Act. As such, no lead-related precautions are considered necessary for the disturbance of this material.

Results of paint chip analysis for the determination of lead content indicated that beige paints associated with drywall is considered a ‘low-level lead paint’ (≤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.

Emergency lighting is present on perimeter walls 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 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 MLITSD 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).
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

Operation	Description
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.

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. Under Reg. 347, waste mercury produced in amounts less than 5 kilograms (kg) in any month or otherwise accumulated in an amount less than 5 kg are exempt from hazardous waste registration, treatment and disposal requirements and can be disposed of in landfill as regular waste. Larger quantities of waste mercury must be treated and disposed of in accordance with the requirements of Reg. 347. Although it is anticipated that less than 5 kg of waste lamps will be produced as part of the Demolition Project, 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.

A mercury-containing thermostat, gauges and thermometers associated with the boiler and other mechanical equipment were observed in the subject building. These items are not expected to be removed as part of the construction project. However, care should be taken not to disturb these items during the work as breakage could cause a spill of liquid mercury. If any of these items are to be removed it should be done so carefully to avoid spillage and stored/packaged in a manner that will prevent breakage or spillage. Any mercury-containing equipment that is to be removed is recommended to be recycled rather than disposed of in landfill.

3.1.4 Silica

Suspect silica-containing materials were identified to be present in the subject building. 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 MLITSD “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 MLITSD 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.

Operation	Description
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 building 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 building, 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

Suspect mould growth was identified on drywall finishes and concrete block wall. Removal should follow Level 2 mould remediation procedures following the methods outlined in the Environmental Abatement Council of Canada's (EACC) *Mould Abatement Guidelines* (Edition 3).

3.2.2.2 Pest Infestation

No visual evidence of any significant pest infestation was observed in the subject building. 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.

Newer T8 lamps present in some of the four-feet lamp fluorescent light fixtures indicate that a lighting retrofit has taken place. These newer T8 lamps use ballasts that do not contain PCBs. Therefore, light fixtures containing T8 lamps are not expected to contain PCB ballasts. However, should renovation/demolition work result in removal and disposal of existing fluorescent light fixtures containing T8 lamps it is still recommended that each fixture is individually assessed for the presence of PCB-containing ballasts and if discovered should be handled and disposed of accordingly as described above.

3.2.3.2 Ozone Depleting and Global Warming Substances

No equipment was identified in the subject building that is expected to contain ozone depleting or global warming substances. As such, no recommendations are considered necessary at this time.

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 A: Summary of ACM Occurrences

APPENDIX I - Summary of ACM Occurrences

Building Address		1615 Dufferin Street, Toronto, Ontario	Date(s) of Current Assessment:		December 18, 2024
Building Name			Organization completing Assessment:		Safetech

Summary of Findings:

Location Number	*Location Name*	*Building System*	*Material Observed*	*Potential Hazardous Material*	*Sample ID*	*Asbestos Type/Content*	*Quantity*	*Condition*	*Notes/Required Action*
0-000	Exterior	Roof	Roofing Material	Asbestos	9A-9C, 10A-10C, 11A-11C, 12A-12C, 13A-13C	None Detected	N/A	N/A	Sampled During 2024 DSS by Safetech
0-000	Exterior	Walls	Window Caulking	Asbestos	18A-18C	None Detected	N/A	N/A	White Window Caulking
0-000	Exterior	Walls	Flashing Caulking	Asbestos	16A-16C	None Detected	N/A	N/A	Black Caulking
0-000	Exterior	Roof	Mastic	Asbestos	14A-14C	None Detected	N/A	N/A	Black Mastic on Pitch Pocket
0-000	Exterior	Walls	Window Caulking	Asbestos	17A-17C	**3% Chrysotile**	1000 LF	Good	Grey/Black Caulking Window Glass
2/3	Various Locations	Walls	Window Caulking	Asbestos	17A-17C	**0.5% Chrysotile**	500 LF	Good	Beige Caulking on Expansion joint and curtain walls
1	Exits	Walls	Door Caulking	Asbestos	17A-17C	**0.5% Chrysotile**	100 LF	Good	Beige caulkingaround doors
B	**Various Locations (including Units 103, 102)**	Other	Heat Shield	Asbestos	B-1 to B-3	**70% Chrysotile**	~40	Good	Heat shield on light fixture Sampled 2020 by Kempo **Observed to covered with sprayed fireproofing**
B-01	Utility Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
B-01	Utility Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
B-01	Utility Room	Ceiling	Concrete	N/A	N/A	N/A	N/A	N/A	
B-02	Elevator Room/ Maintenance Room	Floor	Vinyl Floor Tile 6	Asbestos	28697-01-ASB-6A-C	**5% Chrysotile**	100 sf	Good	VFT6 - 9"x9" Grey with Green Streaks
B-02	Elevator Room/ Maintenance Room	Floor	Mastic	Asbestos	25A-25C	**2% Chrysotile**	150 sf	Good	Black Mastic associated with VFT6 - 9"x9" Grey with Green Streaks
B-02	Elevator Room/ Maintenance Room	Floor	Vinyl Floor Tile 7	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-7A-C (None Detected)	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks
B-02	Elevator Room/ Maintenance Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
B-02	Elevator Room/ Maintenance Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-03	Garbage Room	Floor	Vinyl Floor Tile 6	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-6A-C (5% Chrysotile)**	150 sf	Good	VFT6 - 9"x9" Grey with Green Streaks
B-03	Garbage Room	Floor	Mastic	Asbestos	25A-25C	**2% Chrysotile**	150 sf	Good	Black Mastic associated with VFT6 - 9"x9" Grey with Green Streaks
B-03	Garbage Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
B-03	Garbage Room	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	200 sf	Good	Sampled 2020 by Kempo
B-03	Garbage Room	Other	Heat Shield	Asbestos	B-1 to B-3	**70% Chrysotile**	1 EA	Good	Heat shield on light fixture Sampled 2020 by Kempo
B-04	Elevator Lobby	Floor	Vinyl Floor Tile 7	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-7A-C (None Detected)	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
B-04	Elevator Lobby	Floor	Vinyl Floor Tile 8	Asbestos	28697-01-ASB-8A-C	None Detected	N/A	N/A	VFT8 - 12"x12" Off-white with Blue Streaks
B-04	Elevator Lobby	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-04	Elevator Lobby	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-05	Storage Room	Floor	Vinyl Floor Tile 7	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-7A-C (None Detected)	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks
B-05	Storage Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-05	Storage Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-06	Unit 101 Entrance	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-06	Unit 101 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-06	Unit 101 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-06	Unit 101 Entrance	Deck	Fireproofing	Asbestos	I-1 to I-6	None Detected	N/A	N/A	Observed throughout Unit Sampled 2020 by Kempo
B-07	Corridor	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-07	Corridor	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-07	Corridor	Walls	Paint - Yellow	Lead	28697-01-Pb-10	<98 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	
B-07	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-08	Room	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-08	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-08	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-09	Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-09	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-09	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-10	Room	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-10	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-10	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
B-11	Room	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
B-11	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-11	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-12	Room	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-8A-C (None Detected)	N/A	N/A	VFT8 - 12"x12" Off-white with Blue Streaks
B-12	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-12	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-13	Unit 102 Entrance	Floor	Vinyl Floor Tile 10	Asbestos	28697-01-ASB-10A-C	None Detected	N/A	N/A	VFT10 - 12"x12" White with Grey Smudges
B-13	Unit 102 Entrance	Floor	Mastic	Asbestos	27A-27C	**1% Chrysotile**	150 sf	Good	**Asbestos-containing floor mastic present throughout the unit 102**
B-13	Unit 102 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-13	Unit 102 Entrance	Walls	Paint - Peach	Lead	28697-01-Pb-07	<91 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	
B-13	Unit 102 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-13	Unit 102 Entrance	Deck	Fireproofing	Asbestos	I-1 to I-6	None Detected	N/A	N/A	Observed throughout Unit Sampled 2020 by Kempo
B-13	Unit 102 Entrance	Other	Thermostat	Mercury	N/A	**Assumed Mercury**	1 EA	Good	
B-14	Room	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-8A-C (None Detected)	N/A	N/A	VFT8 - 12"x12" Off-white with Blue Streaks
B-14	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-14	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-15	Corridor	Floor	Mastic	Asbestos	28697-01-ASB-16A-C	**1% Chrysotile**	800 sf	Good	Yellow floor mastic
B-15	Corridor	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-15	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-16	Room	Floor	Mastic	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-16A-C (1% Chrysotile)**	100 sf	Good	Yellow floor mastic
B-16	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-16	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
B-18	Room	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-8A-C (None Detected)	N/A	N/A	VFT8 - 12"x12" Off-white with Blue Streaks
B-18	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-18	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-19	Unit 103 Entrance	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-19	Unit 103 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-19	Unit 103 Entrance	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	100 sf	Good	Observed above drop ceiling Sampled 2020 by Kempo
B-19	Unit 103 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-19	Unit 103 Entrance	Deck	Fireproofing	Asbestos	I-1 to I-6	None Detected	N/A	N/A	Observed throughout Unit Sampled 2020 by Kempo
B-20	Room	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-20	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-20	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-21	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-21	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-21	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-22	Washroom	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-22	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-22	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-23	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-23	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-23	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-24	Room	Floor	Vinyl Floor Tile 11	Asbestos	28697-01-ASB-11A-C	None Detected	N/A	N/A	VFT11 - 12"x12" White and Brown Smudges
B-24	Room	Floor	Vinyl Floor Tile 12	Asbestos	28697-01-ASB-12A-C	None Detected	N/A	N/A	VFT12 - 12"x12" Grey with White and Brown Smudges
B-24	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
B-24	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-25	Unit 104	Floor	Vinyl Floor Tile 8	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-8A-C (None Detected)	N/A	N/A	VFT8 - 12"x12" Off-white with Blue Streaks
B-25	Unit 104	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-25	Unit 104	Walls	Paint - Light Pink	Lead	28697-01-Pb-02	<80 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	
B-25	Unit 104	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-25	Unit 104	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	400 sf	Good	Observed above drop ceiling throughout Unit Sampled 2020 by Kempo
B-26	Unit 105 Entrance	Floor	Vinyl Floor Tile 7	Asbestos	28697-01-ASB-7A-C	None Detected	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks
B-26	Unit 105 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-26	Unit 105 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-26	Unit 105 Entrance	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	1000 sf	Good	Observed above drop ceiling throughout Unit Sampled 2020 by Kempo
B-26	Unit 105 Entrance	Other	Thermostat	Mercury	N/A	**Assumed Mercury**	1 EA	Good	
B-27	Corridor	Floor	Vinyl Floor Tile 7	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-7A-C (None Detected)	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks
B-27	Corridor	Floor	Vinyl Floor Tile 9	Asbestos	28697-01-ASB-9A-C	None Detected	N/A	N/A	VFT9 - 12"x12" White with Blue Streaks
B-27	Corridor	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-27	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-28	Washroom	Floor	Vinyl Floor Tile 7	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-7A-C (None Detected)	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks
B-28	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-28	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-29	Room	Floor	Vinyl Floor Tile 7	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-7A-C (None Detected)	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks
B-29	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-29	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-30	Room	Floor	Vinyl Floor Tile 7	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-7A-C (None Detected)	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks
B-30	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
B-30	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-31	Room	Floor	Vinyl Floor Tile 7	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-7A-C (None Detected)	N/A	N/A	VFT7 - 12"x12" Grey with Blue Streaks
B-31	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-31	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-32	Unit 106 Entrance	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-32	Unit 106 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-32	Unit 106 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-32	Unit 106 Entrance	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	1000 sf	Good	Observed above drop ceiling throughout Unit Sampled 2020 by Kempo
B-33	Storage Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-33	Storage Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-33	Storage Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-34	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-34	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-34	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-35	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-35	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-35	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-36	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-36	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-36	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-37	Electrical Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
B-37	Electrical Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
B-37	Electrical Room	Deck	Metal	N/A	N/A	N/A	N/A	N/A	
B-38	Washroom	Floor	Wood	N/A	N/A	N/A	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
B-38	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-38	Washroom	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-39	Corridor	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
B-39	Corridor	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-39	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
B-40	Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-40	Washroom	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-40	Washroom	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-41	Janitor Room	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-41	Janitor Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
B-41	Janitor Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-42	Corridor	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-42	Corridor	Floor	Mastic	Asbestos	2A-2C	**1% Chrysotile**	800 sf	Good	**Asbestos-containing floor mastic present under ceramic floor tiles**
B-42	Corridor	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
B-42	Corridor	Walls	Paint - Off-White	Lead	L1	**0.11% or 1100 ppm (POSITIVE)**	2000 sf	Good	Sampled 2020 by Kempo
B-42	Corridor	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-43	South Stairwell	Floor	Terrazzo	N/A	N/A	N/A	N/A	N/A	
B-43	South Stairwell	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
B-43	South Stairwell	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-43	South Stairwell	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	300 sf	Good	Sampled 2020 by Kempo
B-44	North Stairwell	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
B-44	North Stairwell	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
B-44	North Stairwell	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
B-44	North Stairwell	Walls	Drywall Joint Compound	Mould	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	50 sf	Poor	Mould observed in 2024 DSS

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
B-44	North Stairwell	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	100 sf	Good	Sampled 2020 by Kempo
B-44	North Stairwell and Area under Stair	Pipe	Pipe Fitting Insulation	Asbestos	D-1 to D-3	**60% Chrysotile**	~15 EA	Good	Sampled 2020 by Kemp within stairwell closet
2-01	South Stairwell	Floor	Terrazzo	N/A	N/A	N/A	N/A	N/A	
2-01	South Stairwell	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
2-01	South Stairwell	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-01	South Stairwell	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-01	South Stairwell	Deck	Fireproofing	Asbestos	I-1 to I-6	None Detected	N/A	N/A	Sampled 2020 by Kempo
2-02	Pharmacy	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-02	Pharmacy	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-02	Pharmacy	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-03	Washroom	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-03	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-03	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-04	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-04	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-04	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-05	Unit 202 Entrance	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-05	Unit 202 Entrance	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-05	Unit 202 Entrance	Walls	Drywall Joint Compound	Asbestos	28697-01-ASB-17F	None Detected	N/A	N/A	
2-05	Unit 202 Entrance	Walls	Paint - Purple Pink	Lead	28697-01-Pb-09	<98 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	
2-05	Unit 202 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-06	Room	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-06	Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-06	Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
2-06	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-07	Room	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-07	Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-07	Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
2-07	Room	Deck	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-08	Washroom	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-08	Washroom	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-08	Washroom	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
2-08	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-09	Corridor	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-09	Corridor	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	250 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-09	Corridor	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
2-09	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-10	Room	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-10	Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-10	Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
2-10	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-11	Room	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-11	Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-11	Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
2-11	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-12	Unit 203 Entrance	Floor	Vinyl Floor Tile 5	N/A	28697-01-ASB-5A-C	None Detected	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-12	Unit 203 Entrance	Walls	Drywall Joint Compound	Asbestos	28697-01-ASB-17G	None Detected	N/A	N/A	
2-12	Unit 203 Entrance	Walls	Paint - Brown	Lead	28697-01-Pb-08	<80 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
2-12	Unit 203 Entrance	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-13	Room	Floor	Vinyl Floor Tile 5	N/A	Not Sampled	Visually Consistent with 28697-01-ASB-5A-C (None Detected)	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-13	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-13	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-14	Room	Floor	Vinyl Floor Tile 5	N/A	Not Sampled	Visually Consistent with 28697-01-ASB-5A-C (None Detected)	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-14	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-14	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-15	Corridor	Floor	Vinyl Floor Tile 5	N/A	Not Sampled	Visually Consistent with 28697-01-ASB-5A-C (None Detected)	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-15	Corridor	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-15	Corridor	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-16	Washroom	Floor	Vinyl Floor Tile 5	N/A	Not Sampled	Visually Consistent with 28697-01-ASB-5A-C (None Detected)	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-16	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-16	Washroom	Deck	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-17	Room	Floor	Vinyl Floor Tile 5	N/A	Not Sampled	Visually Consistent with 28697-01-ASB-5A-C (None Detected)	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-17	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-17	Room	Deck	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-18	Room	Floor	Vinyl Floor Tile 5	N/A	Not Sampled	Visually Consistent with 28697-01-ASB-5A-C (None Detected)	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-18	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-18	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-19	Room	Floor	Vinyl Floor Tile 5	N/A	Not Sampled	Visually Consistent with 28697-01-ASB-5A-C (None Detected)	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-19	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-19	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
2-20	Room	Floor	Vinyl Floor Tile 5	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-5A-C (None Detected)	N/A	N/A	VFT5 - 12"x12" Purple with White and Dark Purple Smudges
2-20	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-20	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-21	Unit 204 Entrance	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-21	Unit 204 Entrance	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-21	Unit 204 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-21	Unit 204 Entrance	Ceiling	Ceiling Tile 2	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-14A-C (None Detected)	N/A	N/A	CT2 - 2'x2' Ornate
2-21	Unit 204 Entrance	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	400 sf	Good	Observed above drop ceiling throughout Unit Sampled 2020 by Kempo
2-22	Board Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-22	Board Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-22	Board Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-22	Board Room	Ceiling	Ceiling Tile 2	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-14A-C (None Detected)	N/A	N/A	CT2 - 2'x2' Ornate
2-23	North Stairwell	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-23	North Stairwell	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
2-23	North Stairwell	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-23	North Stairwell	Walls	Drywall Joint Compound	Mould	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	50 sf	Poor	Mould observed in 2024 DSS
2-24	Unit 205 Entrance	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-24	Unit 205 Entrance	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-24	Unit 205 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-24	Unit 205 Entrance	Walls	Paint - Brown	Lead	Not Sampled	Visually Consistent with 28697-01-Pb-08 (NEGATIVE - Trace concentrations only))	N/A	N/A	
2-24	Unit 205 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-24	Unit 205 Entrance	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	1000 sf	Good	Observed above drop ceiling throughout Unit Sampled 2020 by Kempo
2-25	Corridor	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
2-25	Corridor	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	400 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-25	Corridor	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-25	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-25	Corridor	Ceiling	Ceiling Tile 1	Mould	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	2 sf	Poor	Mould observed on two ceilings tiles in 2024 DSS
2-26	Room	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-26	Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	200 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-26	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-26	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-27	Room	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-27	Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-27	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-27	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-27	Room	Ceiling	Ceiling Tile 1	Mould	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	1 sf	Poor	Mould observed on one ceiling tile in 2024 DSS
2-28	Washroom	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-28	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-28	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-29	Room	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-29	Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-29	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-29	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-30	Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
2-30	Washroom	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
2-30	Washroom	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
2-30	Washroom	Ceiling	Drywall Joint Compound	Mould	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	1 sf	Poor	Mould observed in 2024 DSS
2-30	Washroom	Ceiling	Paint -White	Lead	28697-01-Pb-01	<80 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	
2-31	Janitor Room	Floor	Vinyl Floor Tile 4	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-4A-C (None Detected)	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-31	Janitor Room	Walls	Concrete Block	N/A	N/A	N/A	N/A	N/A	
2-31	Janitor Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-32	Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
2-32	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-32	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-33	Unit 206 Entrance	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-33	Unit 206 Entrance	Floor	Vinyl Floor Tile 4	Asbestos	37A	None Detected	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-33	Unit 206 Entrance	Floor	Mastic	Asbestos	38A-38C	**3% Chrysotile**	250 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-33	Unit 206 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-33	Unit 206 Entrance	Walls	Paint - Purple Pink	Lead	Not Sampled	Visually Consistent with 28697-01-Pb-09 (NEGATIVE - Trace concentrations only)	N/A	N/A	
2-33	Unit 206 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-33	Unit 206 Entrance	Ceiling	Texture Finish	Asbestos	A-1 to A-3, E-1 to E-3, G-1 to G-3, H-1 to H-3	**3% Chrysotile**	1000 sf	Good	Observed above drop ceiling throughout Unit Sampled 2020 by Kempo
2-34	Corridor	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-34	Corridor	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	250 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-34	Corridor	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-34	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-35	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-35	Room	Floor	Mastic	Asbestos	38A-38C	**3% Chrysotile**	250 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-35	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-35	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
2-35	Room	Ceiling	Ceiling Tile 1	Mould	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	2 sf	Poor	Mould observed on two ceilings tiles in 2024 DSS
2-36	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-36	Room	Floor	Mastic	Asbestos	Similar to 38A-38C	**3% Chrysotile**	150 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-36	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-36	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-37	Washroom	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-37	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-37	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-38	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-38	Room	Floor	Mastic	Asbestos	38A-38C	**3% Chrysotile**	250 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-38	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-38	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-39	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
2-39	Room	Floor	Mastic	Asbestos	38A-38C	**3% Chrysotile**	300 sf	Good	Black Mastic associated with VFT4 - 12"x12" Beige with White and Brown Smudges
2-39	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
2-39	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
2-40	Corridor	Floor	Vinyl Floor Tile 4	Asbestos	28697-01-ASB-4A-C	None Detected	N/A	N/A	VFT4 - 12"x12" Beige with White and Brown Smudges
2-40	Corridor	Walls	Drywall Joint Compound	Asbestos	28697-01-ASB-17E	None Detected	N/A	N/A	
2-40	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-01	Unit 304 Entrance	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
3-01	Unit 304 Entrance	Walls	Drywall Joint Compound	Asbestos	28697-01-ASB-17C	None Detected	N/A	N/A	
3-01	Unit 304 Entrance	Ceiling	Ceiling Tile 2	Asbestos	28697-01-ASB-14A-C	None Detected	N/A	N/A	CT2 - 2'x2' Ornate
3-01	Unit 304 Entrance	Ceiling	Ceiling Tile 3	Asbestos	Not Sampled	**Assumed ACM**	4000 sf	N/A	CT3 - 1'x1' Glue-on Small and Medium Holes Observed above drop ceiling throughout Unit * too high to sample
3-02	Washroom	Floor	Wood	N/A	N/A	N/A	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
3-02	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-02	Washroom	Ceiling	Ceiling Tile 2	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-14A-C (None Detected)	N/A	N/A	CT2 - 2'x2' Ornate
3-03	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
3-03	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-03	Room	Ceiling	Ceiling Tile 2	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-14A-C (None Detected)	N/A	N/A	CT2 - 2'x2' Ornate
3-04	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
3-04	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-04	Room	Ceiling	Ceiling Tile 2	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-14A-C (None Detected)	N/A	N/A	CT2 - 2'x2' Ornate
3-05	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
3-05	Room	Walls	Drywall Joint Compound	Asbestos	28697-01-ASB-17B	None Detected	N/A	N/A	
3-05	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-06	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
3-06	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-06	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-07	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
3-07	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-07	Room	Ceiling	Ceiling Tile 2	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-14A-C (None Detected)	N/A	N/A	CT2 - 2'x2' Ornate
3-08	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
3-08	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-08	Room	Ceiling	Ceiling Tile 2	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-14A-C (None Detected)	N/A	N/A	CT2 - 2'x2' Ornate
3-09	Unit 303 Entrance	Floor	Vinyl Floor Tile 1	Asbestos	28697-01-ASB-1A-C	None Detected	N/A	N/A	VFT1 - 12"x12" Brown with White and Black Smudges
3-09	Unit 303 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-09	Unit 303 Entrance	Walls	Paint - Pink	Lead	28697-01-Pb-06	<98 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
3-09	Unit 303 Entrance	Ceiling	Ceiling Tile 1	Asbestos	28697-01-ASB-13A-C	None Detected	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-09	Unit 303 Entrance	Ceiling	Ceiling Tile 3	Asbestos	Not Sampled	**Assumed ACM**	4000 sf	N/A	CT3 - 1'x1' Glue-on Small and Medium Holes Observed above drop ceiling throughout Unit * too high to sample
3-10	Washroom	Floor	Vinyl Floor Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-1A-C (None Detected)	N/A	N/A	VFT1 - 12"x12" Brown with White and Black Smudges
3-10	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-10	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-11	Room	Floor	Vinyl Floor Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-1A-C (None Detected)	N/A	N/A	VFT1 - 12"x12" Brown with White and Black Smudges
3-11	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-11	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-12	Room	Floor	Vinyl Floor Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-1A-C (None Detected)	N/A	N/A	VFT1 - 12"x12" Brown with White and Black Smudges
3-12	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-12	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-13	Room	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
3-13	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-13	Room	Ceiling	Drywall Joint Compound	Asbestos	28697-01-ASB-17A	None Detected	N/A	N/A	
3-14	Room	Floor	Carpet	N/A	N/A	N/A	N/A	N/A	
3-14	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-14	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-15	Room	Floor	Vinyl Floor Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-1A-C (None Detected)	N/A	N/A	VFT1 - 12"x12" Brown with White and Black Smudges
3-15	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-15	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-16	Room	Floor	Vinyl Floor Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-1A-C (None Detected)	N/A	N/A	VFT1 - 12"x12" Brown with White and Black Smudges
3-16	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
3-16	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-17	Lobby	Floor	Vinyl Floor Tile 2	Asbestos	**28697-01-ASB-2A-C**	**4% Chrysotile**	800 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-17	Lobby	Walls	Drywall Joint Compound	Asbestos	28697-01-ASB-17D	None Detected	N/A	N/A	
3-17	Lobby	Walls	Paint - Pink Peach	Lead	28697-01-Pb-04	<80 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	
3-17	Lobby	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-18	Elevator Lobby	Floor	Vinyl Floor Tile 2	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-2A-C (4% Chrysotile)**	600 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-18	Elevator Lobby	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-18	Elevator Lobby	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-19	Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
3-19	Washroom	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
3-19	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-20	Unit 302 Entrance	Floor	Vinyl Floor Tile 3	Asbestos	28697-01-ASB-3A-C	None Detected	N/A	N/A	VFT3 - 12"x12" Pink with Light Pink and Dark Pink Smudges
3-20	Unit 302 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-20	Unit 302 Entrance	Walls	Paint - White	Lead	Not Sampled	Visually Consistent with 28697-01-Pb-01 (NEGATIVE - Trace concentrations only)	N/A	N/A	
3-20	Unit 302 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-21	Room	Floor	Vinyl Floor Tile 3	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-3A-C (None Detected)	N/A	N/A	VFT3 - 12"x12" Pink with Light Pink and Dark Pink Smudges
3-21	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-21	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-22	Room	Floor	Vinyl Floor Tile 3	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-3A-C (None Detected)	N/A	N/A	VFT3 - 12"x12" Pink with Light Pink and Dark Pink Smudges
3-22	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-22	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-23	Washroom	Floor	Vinyl Floor Tile 3	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-3A-C (None Detected)	N/A	N/A	VFT3 - 12"x12" Pink with Light Pink and Dark Pink Smudges

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
3-23	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-23	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-24	Unit 301 Entrance	Floor	Vinyl Floor Tile 2	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-2A-C (4% Chrysotile)**	600 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-24	Unit 301 Entrance	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-24	Unit 301 Entrance	Walls	Paint - Pink	Lead	Not Sampled	Visually Consistent with 28697-01-Pb-06 (NEGATIVE - Trace concentrations only)	N/A	N/A	
3-24	Unit 301 Entrance	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-25	Room	Floor	Vinyl Floor Tile 2	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-2A-C (4% Chrysotile)**	100 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-25	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-25	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-26	Room	Floor	Vinyl Floor Tile 2	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-2A-C (4% Chrysotile)**	100 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-26	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-26	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-27	Washroom	Floor	Vinyl Floor Tile 2	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-2A-C (4% Chrysotile)**	100 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-27	Washroom	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-27	Washroom	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-28	Room	Floor	Vinyl Floor Tile 2	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-2A-C (4% Chrysotile)**	100 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-28	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-28	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-29	Room	Floor	Vinyl Floor Tile 2	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-2A-C (4% Chrysotile)**	100 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-29	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-29	Room	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes

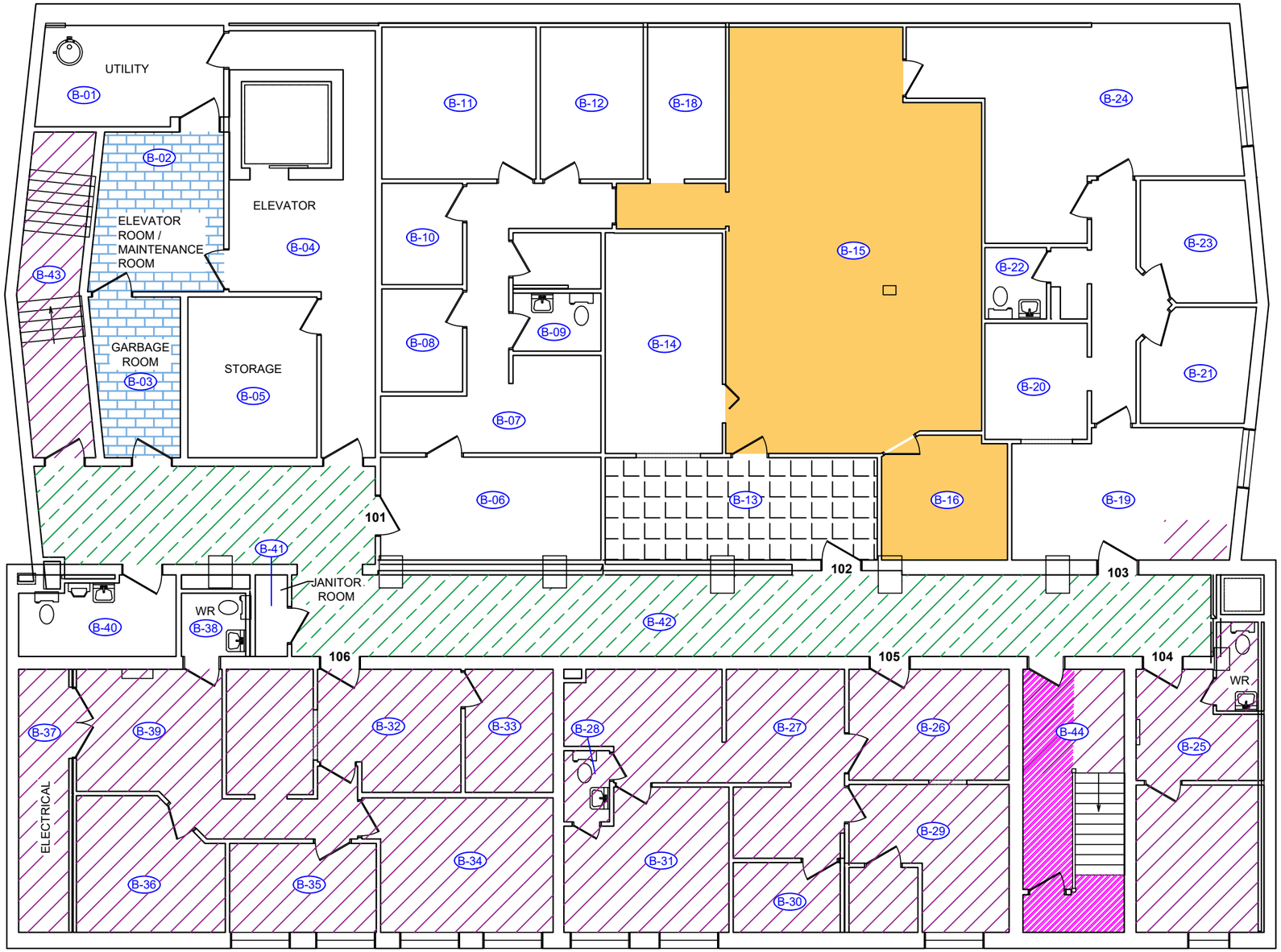
Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Asbestos Type/Content	Quantity	Condition	Notes/Required Action
3-29	Room	Ceiling	Ceiling Tile 4	Asbestos	28697-01-ASB-15A-C	None Detected	N/A	N/A	CT4 - 2'x4' Large Fissures and Pinholes
3-30	South Stairwell	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
3-30	South Stairwell	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-30	South Stairwell	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-31	Room	Floor	Wood	N/A	N/A	N/A	N/A	N/A	
3-31	Room	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-31	Room	Ceiling	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-32	Corridor	Floor	Vinyl Floor Tile 2	Asbestos	Not Sampled	**Visually Consistent with 28697-01-ASB-2A-C (4% Chrysotile)**	100 sf	Good	VFT2 - 12"x12" Grey with Brown Streaks
3-32	Corridor	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-32	Corridor	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
3-33	North Stairwell	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
3-33	North Stairwell	Floor	Paint - Brown	Lead	28697-01-Pb-03	<440 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	
3-33	North Stairwell	Walls	Drywall Joint Compound	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-17A-G (None Detected)	N/A	N/A	
3-33	North Stairwell	Walls	Paint - Beige	Lead	28697-01-Pb-05	590 ppm (NEGATIVE - Trace concentrations only)	N/A	N/A	
3-33	North Stairwell	Ceiling	Ceiling Tile 1	Asbestos	Not Sampled	Visually Consistent with 28697-01-ASB-13A-C (None Detected)	N/A	N/A	CT1 - 2'x4' Small Fissures and Pinholes
Surveyor's Field Notes									

Appendix B: Site Drawings

LEGEND

- Vinyl Floor Tiles and Mastic (ACM)
- B-05 Location Number
- Yellow Mastic (ACM)
- Mastic associated with Vinyl Floor Tiles (ACM)
- Texture Finish (ACM)
- Remnant Mastic Under Ceramic Floor Tiles (ACM)
- Pipe Insulation (ACM)

Please note:
1) Asbestos-containing heat shields were present above ceiling tiles (covered by sprayed fireproofing insulation) in various areas
2) Asbestos-containing caulking was identified on interior and exterior areas of the building



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

DEMOLITION PROJECT

1615 DUFFERIN STREET

DRAWING NO.

DS-1

DATE: DECEMBER 2024

SAFETECH PROJECT NO.
1-3240934

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

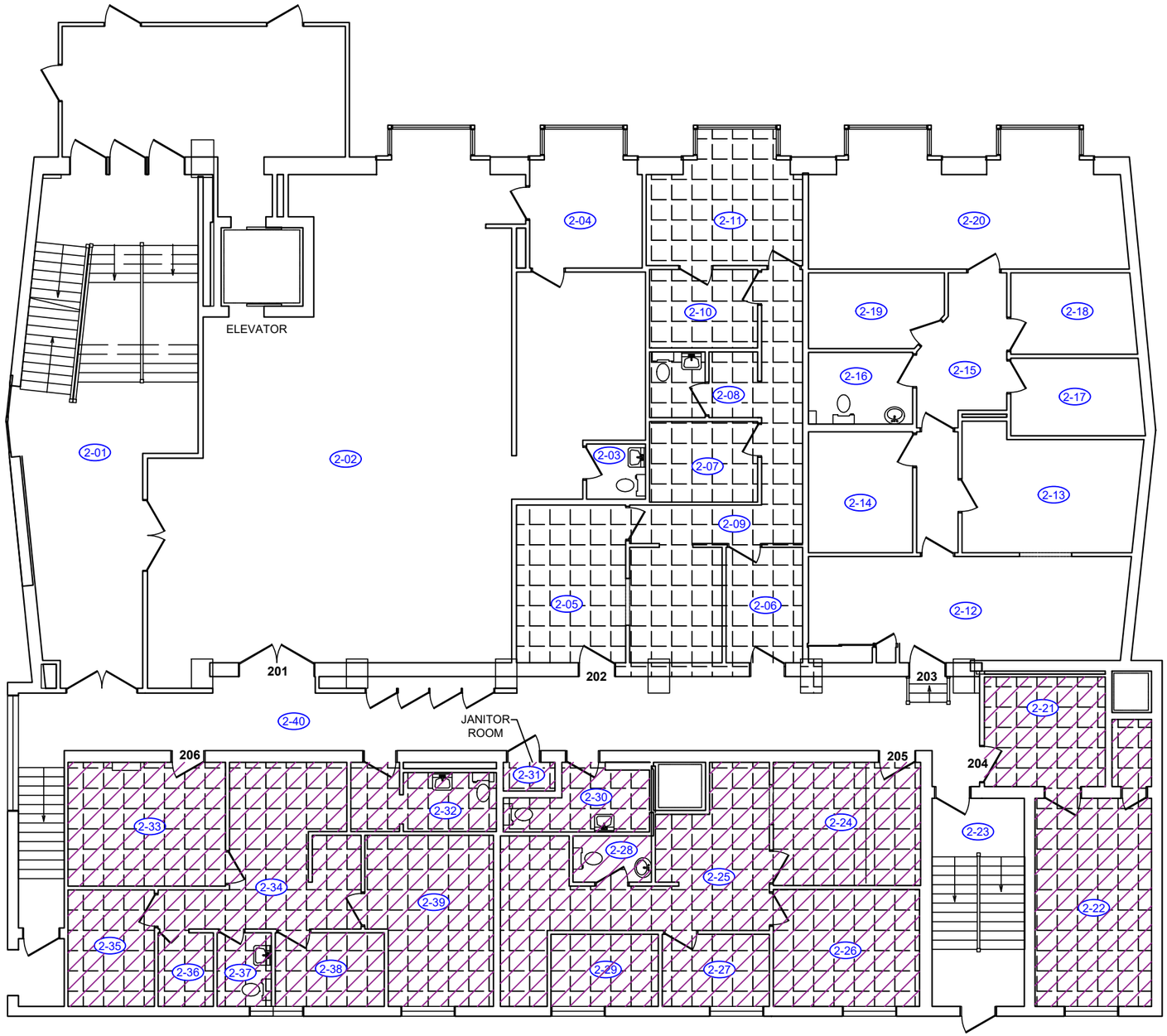
LEGEND

B-05 Location Number

Mastic associated with Vinyl Floor Tiles (ACM)

Texture Finish (ACM)

Please note:
1) Asbestos-containing heat shields were present above ceiling tiles (covered by sprayed fireproofing insulation) in various areas
2) Asbestos-containing caulking was identified on interior and exterior areas of the building



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2ND FLOOR

DEMOLITION PROJECT

1615 DUFFERIN STREET

DRAWING NO.

DS-2

DATE: DECEMBER 2024

SAFETECH PROJECT NO.
1-3240934

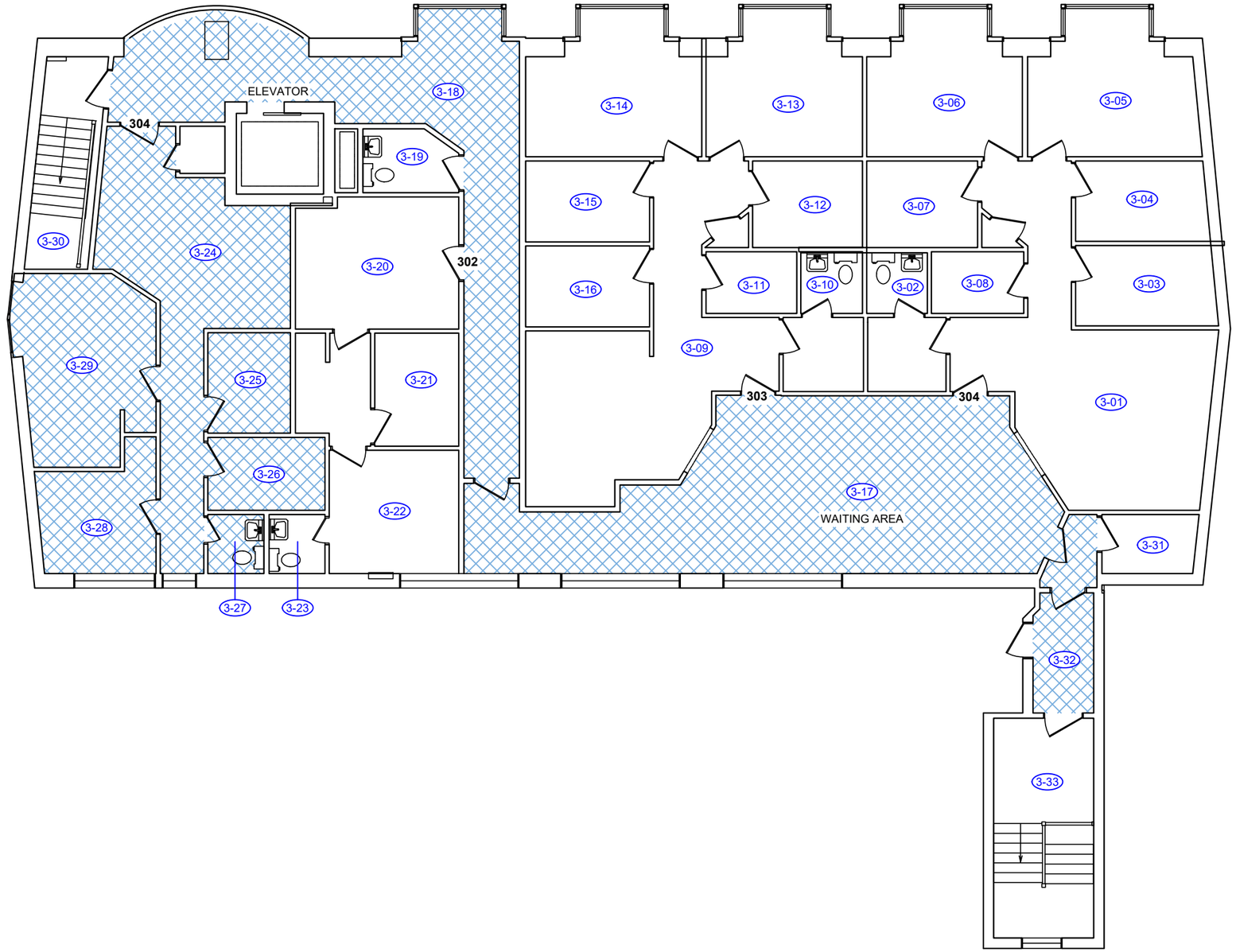
safeTECH ENVIRONMENTAL LTD.
3045 SOUTHCREEK ROAD, UNIT 14
MISSISSAUGA, ONTARIO
L4X 2X7

LEGEND

Vinyl Floor Tiles (ACM)

B-05 Location Number

Please note:
1) Asbestos-containing heat shields were present above ceiling tiles (covered by sprayed fireproofing insulation) in various areas
2) Asbestos-containing caulking was identified on interior and exterior areas of the building



1) THIS FLOOR PLAN MUST BE READ IN CONJUNCTION WITH THE DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS ASSESSMENT REPORT.
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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".

3RD FLOOR

DEMOLITION PROJECT

1615 DUFFERIN STREET

DRAWING NO.
DS-3

DATE: DECEMBER 2024

SAFETECH PROJECT NO.
1-3240934

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

Appendix C: Laboratory Certificate of Analysis – Asbestos

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INCORPORATED

Laboratory Analysis Report

To:

Amit Kaul
Safetech Environmental Ltd.
3045 Southcreek Road, Unit 14
Mississauga, Ontario
L4X 2X7

EMC LAB REPORT NUMBER: A113351
Job/Project Name: 1615 Dufferin St
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Dec 24/24 **Date Analyzed:** Jan 3/25
Analyst: Rahul Patel & Jayoda Perera
Reviewed By: Malgorzata Sybydlo

No. of Phases Analyzed: 134
Job No: 1-3240937
Number of Samples: 110
Date Reported: Jan 6/25

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
1A	A113351-1	1'x1' Ceiling tile – medium and large pinholes/ 3-01	Grey, ceiling tile	**ND**		75	25
1B	A113351-2	1'x1' Ceiling tile – medium and large pinholes/ 3-01	Grey, ceiling tile	**ND**		75	25
1C	A113351-3	1'x1' Ceiling tile – medium and large pinholes/ 3-09	Grey, ceiling tile	**ND**		75	25
2A	A113351-4	Mortarbed on Red Ceramic Floor Tiles/ B-42	3 Phases: a) Black, mastic b) Grey, cementitious material c) Red, cementitious material	**Chrysotile** **ND** **ND**	**1**		99 100 100
2B	A113351-5	Mortarbed on Red Ceramic Floor Tiles/ B-42	NA	**NA**			
2C	A113351-6	Mortarbed on Red Ceramic Floor Tiles/ B-42	NA	**NA**			
3A	A113351-7	Grout on Red Ceramic Floor Tiles/ B-42	Grey, cementitious material	**ND**			100
3B	A113351-8	Grout on Red Ceramic Floor Tiles/ B-42	Grey, cementitious material	**ND**			100
3C	A113351-9	Grout on Red Ceramic Floor Tiles/ B-42	Grey, cementitious material	**ND**			100
4A	A113351-10	Mortarbed on Ceramic Floor Tiles/ 2-01	White, cementitious material	**ND**			100
4B	A113351-11	Mortarbed on Ceramic Floor Tiles/ 2-01	White, cementitious material	**ND**			100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
4C	A113351-12	Mortarbed on Ceramic Floor Tiles/ 2-01	White, cementitious material	**ND**			100
5A	A113351-13	Grout on Ceramic Floor Tiles/ 2-01	2 Phases: a) White, cementitious material b) Red, cementitious material	 **ND** **ND**			 100 100
5B	A113351-14	Grout on Ceramic Floor Tiles/ 2-01	2 Phases: a) White, cementitious material b) Red, cementitious material	 **ND** **ND**			 100 100
5C	A113351-15	Grout on Ceramic Floor Tiles/ 2-01	2 Phases: a) White, cementitious material b) Red, cementitious material	 **ND** **ND**			 100 100
6A	A113351-16	Brick mortar/ basement corridor b-42	Grey, cementitious material	**ND**			100
6B	A113351-17	Brick mortar/ roof chimney	Grey, cementitious material	**ND**			100
6C	A113351-18	Brick mortar/ exterior	Grey, cementitious material	**ND**			100
7A	A113351-19	Mortarbed on White Ceramic Floor Tiles/ 3-19	Grey, cementitious material	**ND**			100
7B	A113351-20	Mortarbed on White Ceramic Floor Tiles/ 3-19	Grey, cementitious material	**ND**			100
7C	A113351-21	Mortarbed on White Ceramic Floor Tiles/ Basement Janitor Closet	Grey, cementitious material	**ND**			100
8A	A113351-22	Grout on White Ceramic Floor Tiles/ 3-19	Off white, cementitious material	**ND**			100
8B	A113351-23	Grout on White Ceramic Floor Tiles/ 3-19	Grey, cementitious material	**ND**			100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
8C	A113351-24	Grout on White Ceramic Floor Tiles/ Basement Janitor Closet	Grey, cementitious material	**ND**			100
9A	A113351-25	Roof membrane (capsheet)/ above back stairwell 3-30	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
9B	A113351-26	Roof membrane (capsheet)/ above back stairwell 3-30	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
9C	A113351-27	Roof membrane (capsheet)/ above back stairwell 3-30	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
10A	A113351-28	Roof membrane (capsheet)/ pitched roof	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
10B	A113351-29	Roof membrane (capsheet)/ pitched roof	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
10C	A113351-30	Roof membrane (capsheet)/ pitched roof	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
11A	A113351-31	Vapour barrier/craft paper/ pitched roof	2 Phases: a) Brown, paper b) Black, tar (between paper)	 **ND** **ND**		 90 	 10 100
11B	A113351-32	Vapour barrier/craft paper/ pitched roof	2 Phases: a) Brown, paper b) Black, tar (between paper)	 **ND** **ND**		 90 	 10 100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
11C	A113351-33	Vapour barrier/craft paper/ pitched roof	2 Phases: a) Brown, paper b) Black, tar (between paper)	 **ND** **ND**		90	10 100
12A	A113351-34	Roof membrane (capsheet) – new/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
12B	A113351-35	Roof membrane (capsheet) – new/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
12C	A113351-36	Roof membrane (capsheet) – new/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
13A	A113351-37	Roof felt – old /underlying/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
13B	A113351-38	Roof felt – old /underlying/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
13C	A113351-39	Roof felt – old /underlying/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
14A	A113351-40	Black Mastic/ On Pitch pocket - Southeast Roof (Lower)	Black, tar with fibres	**ND**		20	80
14B	A113351-41	Black mastic/ on ahu support - southeast roof (lower)	Black, tar with fibres	**ND**		20	80
14C	A113351-42	Black mastic/ on ahu support -	Black, tar with fibres	**ND**		20	80

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
		southeast roof (lower)					
15A	A113351-43	Concrete block mortar/ 2-21	Grey, cementitious material	**ND**			100
15B	A113351-44	Concrete block mortar/ 2-21	Grey, cementitious material	**ND**			100
15C	A113351-45	Concrete block mortar/ b-37	Grey, cementitious material	**ND**			100
16A	A113351-46	Black Caulking/ on Flashing - Southeast Roof (Lower)	Black, tar with fibres	**ND**			100
16B	A113351-47	Black Caulking/ on Flashing - Southeast Roof (Lower)	Black, tar with fibres	**ND**			100
16C	A113351-48	Black caulking/ roof vent – pitched roof	Black, tar with fibres	**ND**			100
17A	A113351-49	Grey/black caulking window glass/ exterior	Black and grey, caulking	**Chrysotile**	**3**		97
17B	A113351-50	Grey/black caulking window glass/ exterior	NA	**NA**			
17C	A113351-51	Grey/black caulking window glass/ 2-01	NA	**NA**			
18A	A113351-52	White window caulking/ exterior	White, caulking	**ND**			100
18B	A113351-53	White window caulking/ exterior	White, caulking	**ND**			100
18C	A113351-54	White window caulking/ exterior	White, caulking	**ND**			100
19A	A113351-55	Beige caulking/ expansion joint – 3-06	Beige, caulking	**ND**			100
19B	A113351-56	Beige caulking/ on windows – 3-18	Off white, caulking	**Chrysotile**	**0.5**		99.5

EMC LAB REPORT NUMBER: A113351
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Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
19C	A113351-57	Beige caulking/ door - main vestibule	NA	**NA**			
20A	A113351-58	Grey Mastic on Duct/ Roof	Brown, caulking	**ND**			100
20B	A113351-59	Grey Mastic on Duct/ Roof	Brown, caulking	**ND**			100
20C	A113351-60	Grey Mastic on Duct/ Roof	Brown, caulking	**ND**			100
21A	A113351-61	Black Building Paper in Wall Cavity/ By Entrance – 2-01	3 Phases: a) Black, tar b) Brown, paper c) Pink, fibrous material	 **ND** **ND** **ND**		 80 90	 100 20 10
21B	A113351-62	Black Building Paper in Wall Cavity/ By Entrance – 2-01	3 Phases: a) Black, tar b) Brown, paper c) Pink, fibrous material	 **ND** **ND** **ND**		 80 90	 100 20 10
21C	A113351-63	Black Building Paper in Wall Cavity/ By Entrance – 2-01	3 Phases: a) Black, tar b) Brown, paper c) Pink, fibrous material	 **ND** **ND** **ND**		 80 90	 100 20 10
22A	A113351-64	Grey Plaster on Exterior Wall Backing/ By Entrance – 2-01	Grey, plaster	**ND**			100
22B	A113351-65	Grey Plaster on Exterior Wall Backing/ By Entrance – 2-01	Grey, plaster	**ND**			100
22C	A113351-66	Grey Plaster on Exterior Wall Backing/ By Entrance – 2-01	Grey, plaster	**ND**			100
23A	A113351-67	Drywall joint compound/ 2-01	Off white, joint compound	**ND**			100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
24A	A113351-68	Sprayed fireproofing/ 2-01	White, fibrous material	**ND**		90	10
25A	A113351-69	Black Mastic on 9"x9" Vinyl Floor Tiles/ B-03	Black, mastic	**Chrysotile**	**2**		98
25B	A113351-70	Black Mastic on 9"x9" Vinyl Floor Tiles/ B-03	NA	**NA**			
25C	A113351-71	Black Mastic on 9"x9" Vinyl Floor Tiles/ B-03	NA	**NA**			
26A	A113351-72	VFT10 - 12"x12" White with Grey Smudges/ B-13 / Unit 102	White, vinyl floor tile	**ND**			100
27A	A113351-73	Black Mastic on Sample Set 26/ B-13 / Unit 102	Black, mastic	**Chrysotile**	**1**		99
27B	A113351-74	Black Mastic on Sample Set 26/ B-13 / Unit 102	NA	**NA**			
27C	A113351-75	Black Mastic on Sample Set 26/ B-13 / Unit 102	NA	**NA**			
28A	A113351-76	VFT3 - 12"x12" Pink with Light Pink and Dark Pink Smudges/ 3-21	2 Phases: a) Pink, vinyl floor tile b) Off white, mastic	 **ND** **ND**			 100 100
29A	A113351-77	Underlying beige vinyl floor tiles/ 3-16	3 Phases: a) Beige, vinyl floor tile b) Yellow, mastic c) Grey, cementitious material	 **Chrysotile** **ND** **ND**	 **1**		 99 100 100
29B	A113351-78	Underlying beige vinyl floor tiles/ 2-12	NA	**NA**			
29C	A113351-79	Underlying beige vinyl floor tiles/ 2-12	NA	**NA**			

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
30A	A113351-80	VFT5 - 12"x12" Purple with White and Dark Purple Smudges/ 2-12	Purple, vinyl floor tile	**ND**			100
31A	A113351-81	Mastic on Ceramic Wall Tiles/ 3-19	Off white, mastic	**ND**			100
31B	A113351-82	Mastic on Ceramic Wall Tiles/ 3-19	Off white, mastic	**ND**			100
31C	A113351-83	Mastic on Ceramic Wall Tiles/ 3-19	Off white, mastic	**ND**			100
32A	A113351-84	Grout ceramic wall tiles/ 3-19	Off white, cementitious material	**ND**			100
32B	A113351-85	Grout ceramic wall tiles/ 3-19	Off white, cementitious material	**ND**			100
32C	A113351-86	Grout ceramic wall tiles/ 3-19	Off white, cementitious material	**ND**			100
33A	A113351-87	Underlying white vinyl floor tiles (bottom layer)/ 3-01	White, vinyl floor tile	**ND**			100
33B	A113351-88	Underlying white vinyl floor tiles (bottom layer)/ 3-01	White, vinyl floor tile	**ND**			100
33C	A113351-89	Underlying white vinyl floor tiles (bottom layer)/ 3-01	White, vinyl floor tile	**ND**			100
34A	A113351-90	Yellow Mastic on Sample Set 33/ 3-01	2 Phases: a) Yellow, mastic b) Grey, cementitious material	 **ND** **ND**			 100 100
34B	A113351-91	Yellow Mastic on Sample Set 33/ 3-01	Yellow, mastic	**ND**			100
34C	A113351-92	Yellow Mastic on Sample Set 33/ 3-01	Yellow, mastic	**ND**			100
35A	A113351-93	FT9 - 12"x12" White with Blue Streaks/ B-27	White, vinyl floor tile	**ND**			100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
36A	A113351-94	Black Mastic on Sample Set 35/ B-27	2 Phases: a) Black, mastic b) Grey and white, cementitious material	 **ND** **ND**			 100 100
36B	A113351-95	Black Mastic on Sample Set 35/ B-27	2 Phases: a) Black, mastic b) Grey and white, cementitious material	 **ND** **ND**			 100 100
36C	A113351-96	Black Mastic on Sample Set 35/ B-27	2 Phases: a) Black, mastic b) Grey and white, cementitious material	 **ND** **ND**			 100 100
37A	A113351-97	VFT4 - 12"x12" Beige with White and Brown Smudges/ 2-33	Beige, vinyl floor tile	**ND**			100
38A	A113351-98	Black Mastic on Sample Set 37/ 2-33	2 Phases: a) Black, mastic b) Yellow, mastic	 **Chrysotile** **ND**	 **1**		 99 100
38B	A113351-99	Black Mastic on Sample Set 37/ 2-33	NA	**NA**			
38C	A113351-100	Black Mastic on Sample Set 37/ 2-33	NA	**NA**			
39A	A113351-101	VFT1 - 12"x12" Brown with White and Black Smudges Under Wood Floor)/ 3-01	2 Phases: a) Grey, vinyl floor tile b) Colourless, mastic	 **ND** **ND**			 100 100
40A	A113351-102	Glass block mortar/ 3-18	Grey, cementitious material	**ND**			100

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INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
40B	A113351-103	Glass block mortar/ 3-18	Grey, cementitious material	**ND**			100
40C	A113351-104	Glass block mortar/ 3-18	Grey, cementitious material	**ND**			100
41A	A113351-105	VFT11 - 12"x12" White and Brown Smudges/ B-24	Off white, vinyl floor tile	**ND**			100
42A	A113351-106	Yellow Mastic on Sample Set 41/ B-24	Yellow, mastic	**ND**			100
42B	A113351-107	Yellow Mastic on Sample Set 41/ B-24	Yellow, mastic	**ND**			100
42C	A113351-108	Yellow Mastic on Sample Set 41/ B-24	Yellow, mastic	**ND**			100
43A	A113351-109	VFT8 - 12"x12" Off-white with Blue Streaks/ B-25	3 Phases: a) Off white, vinyl floor tile b) Brown, mastic c) Grey, cementitious material	 **ND** **ND** **ND**			 100 100 100
44A	A113351-110	CT1 - 2'x4' Small Fissures and Pinholes/ 3-01	Grey, ceiling tile	**ND**		75	25

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

Appendix D: Laboratory Certificate of Analysis – Lead

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Laboratory Analysis Report

To:

Amit Kaul
Safetech Environmental Ltd.
3045 Southcreek Road, Unit 14
Mississauga, Ontario
L4X 2X7

EMC LAB REPORT NUMBER: A113351
Job/Project Name: 1615 Dufferin St
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Dec 24/24 **Date Analyzed:** Jan 3/25
Analyst: Rahul Patel & Jayoda Perera
Reviewed By: Malgorzata Sybydlo

No. of Phases Analyzed: 134
Job No: 1-3240937
Number of Samples: 110
Date Reported: Jan 6/25

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
1A	A113351-1	1'x1' Ceiling tile – medium and large pinholes/ 3-01	Grey, ceiling tile	**ND**		75	25
1B	A113351-2	1'x1' Ceiling tile – medium and large pinholes/ 3-01	Grey, ceiling tile	**ND**		75	25
1C	A113351-3	1'x1' Ceiling tile – medium and large pinholes/ 3-09	Grey, ceiling tile	**ND**		75	25
2A	A113351-4	Mortarbed on Red Ceramic Floor Tiles/ B-42	3 Phases: a) Black, mastic b) Grey, cementitious material c) Red, cementitious material	**Chrysotile** **ND** **ND**	**1**		99 100 100
2B	A113351-5	Mortarbed on Red Ceramic Floor Tiles/ B-42	NA	**NA**			
2C	A113351-6	Mortarbed on Red Ceramic Floor Tiles/ B-42	NA	**NA**			
3A	A113351-7	Grout on Red Ceramic Floor Tiles/ B-42	Grey, cementitious material	**ND**			100
3B	A113351-8	Grout on Red Ceramic Floor Tiles/ B-42	Grey, cementitious material	**ND**			100
3C	A113351-9	Grout on Red Ceramic Floor Tiles/ B-42	Grey, cementitious material	**ND**			100
4A	A113351-10	Mortarbed on Ceramic Floor Tiles/ 2-01	White, cementitious material	**ND**			100
4B	A113351-11	Mortarbed on Ceramic Floor Tiles/ 2-01	White, cementitious material	**ND**			100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
4C	A113351-12	Mortarbed on Ceramic Floor Tiles/ 2-01	White, cementitious material	**ND**			100
5A	A113351-13	Grout on Ceramic Floor Tiles/ 2-01	2 Phases: a) White, cementitious material b) Red, cementitious material	 **ND** **ND**			 100 100
5B	A113351-14	Grout on Ceramic Floor Tiles/ 2-01	2 Phases: a) White, cementitious material b) Red, cementitious material	 **ND** **ND**			 100 100
5C	A113351-15	Grout on Ceramic Floor Tiles/ 2-01	2 Phases: a) White, cementitious material b) Red, cementitious material	 **ND** **ND**			 100 100
6A	A113351-16	Brick mortar/ basement corridor b-42	Grey, cementitious material	**ND**			100
6B	A113351-17	Brick mortar/ roof chimney	Grey, cementitious material	**ND**			100
6C	A113351-18	Brick mortar/ exterior	Grey, cementitious material	**ND**			100
7A	A113351-19	Mortarbed on White Ceramic Floor Tiles/ 3-19	Grey, cementitious material	**ND**			100
7B	A113351-20	Mortarbed on White Ceramic Floor Tiles/ 3-19	Grey, cementitious material	**ND**			100
7C	A113351-21	Mortarbed on White Ceramic Floor Tiles/ Basement Janitor Closet	Grey, cementitious material	**ND**			100
8A	A113351-22	Grout on White Ceramic Floor Tiles/ 3-19	Off white, cementitious material	**ND**			100
8B	A113351-23	Grout on White Ceramic Floor Tiles/ 3-19	Grey, cementitious material	**ND**			100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
8C	A113351-24	Grout on White Ceramic Floor Tiles/ Basement Janitor Closet	Grey, cementitious material	**ND**			100
9A	A113351-25	Roof membrane (capsheet)/ above back stairwell 3-30	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
9B	A113351-26	Roof membrane (capsheet)/ above back stairwell 3-30	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
9C	A113351-27	Roof membrane (capsheet)/ above back stairwell 3-30	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
10A	A113351-28	Roof membrane (capsheet)/ pitched roof	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
10B	A113351-29	Roof membrane (capsheet)/ pitched roof	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
10C	A113351-30	Roof membrane (capsheet)/ pitched roof	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	 100 80
11A	A113351-31	Vapour barrier/craft paper/ pitched roof	2 Phases: a) Brown, paper b) Black, tar (between paper)	 **ND** **ND**		 90 	 10 100
11B	A113351-32	Vapour barrier/craft paper/ pitched roof	2 Phases: a) Brown, paper b) Black, tar (between paper)	 **ND** **ND**		 90 	 10 100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
11C	A113351-33	Vapour barrier/craft paper/ pitched roof	2 Phases: a) Brown, paper b) Black, tar (between paper)	 **ND** **ND**		90	10 100
12A	A113351-34	Roof membrane (capsheet) – new/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
12B	A113351-35	Roof membrane (capsheet) – new/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
12C	A113351-36	Roof membrane (capsheet) – new/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
13A	A113351-37	Roof felt – old /underlying/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
13B	A113351-38	Roof felt – old /underlying/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
13C	A113351-39	Roof felt – old /underlying/ southeast roof (lower)	2 Phases: a) Black, tar b) Black, tar with fibres	 **ND** **ND**		 20	100 80
14A	A113351-40	Black Mastic/ On Pitch pocket - Southeast Roof (Lower)	Black, tar with fibres	**ND**		20	80
14B	A113351-41	Black mastic/ on ahu support - southeast roof (lower)	Black, tar with fibres	**ND**		20	80
14C	A113351-42	Black mastic/ on ahu support -	Black, tar with fibres	**ND**		20	80

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
		southeast roof (lower)					
15A	A113351-43	Concrete block mortar/ 2-21	Grey, cementitious material	**ND**			100
15B	A113351-44	Concrete block mortar/ 2-21	Grey, cementitious material	**ND**			100
15C	A113351-45	Concrete block mortar/ b-37	Grey, cementitious material	**ND**			100
16A	A113351-46	Black Caulking/ on Flashing - Southeast Roof (Lower)	Black, tar with fibres	**ND**			100
16B	A113351-47	Black Caulking/ on Flashing - Southeast Roof (Lower)	Black, tar with fibres	**ND**			100
16C	A113351-48	Black caulking/ roof vent – pitched roof	Black, tar with fibres	**ND**			100
17A	A113351-49	Grey/black caulking window glass/ exterior	Black and grey, caulking	**Chrysotile**	**3**		97
17B	A113351-50	Grey/black caulking window glass/ exterior	NA	**NA**			
17C	A113351-51	Grey/black caulking window glass/ 2-01	NA	**NA**			
18A	A113351-52	White window caulking/ exterior	White, caulking	**ND**			100
18B	A113351-53	White window caulking/ exterior	White, caulking	**ND**			100
18C	A113351-54	White window caulking/ exterior	White, caulking	**ND**			100
19A	A113351-55	Beige caulking/ expansion joint – 3-06	Beige, caulking	**ND**			100
19B	A113351-56	Beige caulking/ on windows – 3-18	Off white, caulking	**Chrysotile**	**0.5**		99.5

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
19C	A113351-57	Beige caulking/ door - main vestibule	NA	**NA**			
20A	A113351-58	Grey Mastic on Duct/ Roof	Brown, caulking	**ND**			100
20B	A113351-59	Grey Mastic on Duct/ Roof	Brown, caulking	**ND**			100
20C	A113351-60	Grey Mastic on Duct/ Roof	Brown, caulking	**ND**			100
21A	A113351-61	Black Building Paper in Wall Cavity/ By Entrance – 2-01	3 Phases: a) Black, tar b) Brown, paper c) Pink, fibrous material	 **ND** **ND** **ND**		 80 90	 100 20 10
21B	A113351-62	Black Building Paper in Wall Cavity/ By Entrance – 2-01	3 Phases: a) Black, tar b) Brown, paper c) Pink, fibrous material	 **ND** **ND** **ND**		 80 90	 100 20 10
21C	A113351-63	Black Building Paper in Wall Cavity/ By Entrance – 2-01	3 Phases: a) Black, tar b) Brown, paper c) Pink, fibrous material	 **ND** **ND** **ND**		 80 90	 100 20 10
22A	A113351-64	Grey Plaster on Exterior Wall Backing/ By Entrance – 2-01	Grey, plaster	**ND**			100
22B	A113351-65	Grey Plaster on Exterior Wall Backing/ By Entrance – 2-01	Grey, plaster	**ND**			100
22C	A113351-66	Grey Plaster on Exterior Wall Backing/ By Entrance – 2-01	Grey, plaster	**ND**			100
23A	A113351-67	Drywall joint compound/ 2-01	Off white, joint compound	**ND**			100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
24A	A113351-68	Sprayed fireproofing/ 2-01	White, fibrous material	**ND**		90	10
25A	A113351-69	Black Mastic on 9"x9" Vinyl Floor Tiles/ B-03	Black, mastic	**Chrysotile**	**2**		98
25B	A113351-70	Black Mastic on 9"x9" Vinyl Floor Tiles/ B-03	NA	**NA**			
25C	A113351-71	Black Mastic on 9"x9" Vinyl Floor Tiles/ B-03	NA	**NA**			
26A	A113351-72	VFT10 - 12"x12" White with Grey Smudges/ B-13 / Unit 102	White, vinyl floor tile	**ND**			100
27A	A113351-73	Black Mastic on Sample Set 26/ B-13 / Unit 102	Black, mastic	**Chrysotile**	**1**		99
27B	A113351-74	Black Mastic on Sample Set 26/ B-13 / Unit 102	NA	**NA**			
27C	A113351-75	Black Mastic on Sample Set 26/ B-13 / Unit 102	NA	**NA**			
28A	A113351-76	VFT3 - 12"x12" Pink with Light Pink and Dark Pink Smudges/ 3-21	2 Phases: a) Pink, vinyl floor tile b) Off white, mastic	 **ND** **ND**			 100 100
29A	A113351-77	Underlying beige vinyl floor tiles/ 3-16	3 Phases: a) Beige, vinyl floor tile b) Yellow, mastic c) Grey, cementitious material	 **Chrysotile** **ND** **ND**	 **1**		 99 100 100
29B	A113351-78	Underlying beige vinyl floor tiles/ 2-12	NA	**NA**			
29C	A113351-79	Underlying beige vinyl floor tiles/ 2-12	NA	**NA**			

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
30A	A113351-80	VFT5 - 12"x12" Purple with White and Dark Purple Smudges/ 2-12	Purple, vinyl floor tile	**ND**			100
31A	A113351-81	Mastic on Ceramic Wall Tiles/ 3-19	Off white, mastic	**ND**			100
31B	A113351-82	Mastic on Ceramic Wall Tiles/ 3-19	Off white, mastic	**ND**			100
31C	A113351-83	Mastic on Ceramic Wall Tiles/ 3-19	Off white, mastic	**ND**			100
32A	A113351-84	Grout ceramic wall tiles/ 3-19	Off white, cementitious material	**ND**			100
32B	A113351-85	Grout ceramic wall tiles/ 3-19	Off white, cementitious material	**ND**			100
32C	A113351-86	Grout ceramic wall tiles/ 3-19	Off white, cementitious material	**ND**			100
33A	A113351-87	Underlying white vinyl floor tiles (bottom layer)/ 3-01	White, vinyl floor tile	**ND**			100
33B	A113351-88	Underlying white vinyl floor tiles (bottom layer)/ 3-01	White, vinyl floor tile	**ND**			100
33C	A113351-89	Underlying white vinyl floor tiles (bottom layer)/ 3-01	White, vinyl floor tile	**ND**			100
34A	A113351-90	Yellow Mastic on Sample Set 33/ 3-01	2 Phases: a) Yellow, mastic b) Grey, cementitious material	 **ND** **ND**			 100 100
34B	A113351-91	Yellow Mastic on Sample Set 33/ 3-01	Yellow, mastic	**ND**			100
34C	A113351-92	Yellow Mastic on Sample Set 33/ 3-01	Yellow, mastic	**ND**			100
35A	A113351-93	FT9 - 12"x12" White with Blue Streaks/ B-27	White, vinyl floor tile	**ND**			100

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
36A	A113351-94	Black Mastic on Sample Set 35/ B-27	2 Phases: a) Black, mastic b) Grey and white, cementitious material	 **ND** **ND**			 100 100
36B	A113351-95	Black Mastic on Sample Set 35/ B-27	2 Phases: a) Black, mastic b) Grey and white, cementitious material	 **ND** **ND**			 100 100
36C	A113351-96	Black Mastic on Sample Set 35/ B-27	2 Phases: a) Black, mastic b) Grey and white, cementitious material	 **ND** **ND**			 100 100
37A	A113351-97	VFT4 - 12"x12" Beige with White and Brown Smudges/ 2-33	Beige, vinyl floor tile	**ND**			100
38A	A113351-98	Black Mastic on Sample Set 37/ 2-33	2 Phases: a) Black, mastic b) Yellow, mastic	 **Chrysotile** **ND**	 **1**		 99 100
38B	A113351-99	Black Mastic on Sample Set 37/ 2-33	NA	**NA**			
38C	A113351-100	Black Mastic on Sample Set 37/ 2-33	NA	**NA**			
39A	A113351-101	VFT1 - 12"x12" Brown with White and Black Smudges Under Wood Floor)/ 3-01	2 Phases: a) Grey, vinyl floor tile b) Colourless, mastic	 **ND** **ND**			 100 100
40A	A113351-102	Glass block mortar/ 3-18	Grey, cementitious material	**ND**			100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A113351
Client's Job/Project Name/No.: 1-3240937
Analyst: Rahul Patel / Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
40B	A113351-103	Glass block mortar/ 3-18	Grey, cementitious material	**ND**			100
40C	A113351-104	Glass block mortar/ 3-18	Grey, cementitious material	**ND**			100
41A	A113351-105	VFT11 - 12"x12" White and Brown Smudges/ B-24	Off white, vinyl floor tile	**ND**			100
42A	A113351-106	Yellow Mastic on Sample Set 41/ B-24	Yellow, mastic	**ND**			100
42B	A113351-107	Yellow Mastic on Sample Set 41/ B-24	Yellow, mastic	**ND**			100
42C	A113351-108	Yellow Mastic on Sample Set 41/ B-24	Yellow, mastic	**ND**			100
43A	A113351-109	VFT8 - 12"x12" Off-white with Blue Streaks/ B-25	3 Phases: a) Off white, vinyl floor tile b) Brown, mastic c) Grey, cementitious material	 **ND** **ND** **ND**			 100 100 100
44A	A113351-110	CT1 - 2'x4' Small Fissures and Pinholes/ 3-01	Grey, ceiling tile	**ND**		75	25

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

Appendix E: 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.