S2S Environmental Inc.

2023 Annual Hazardous Building Materials Reassessment

École élémentaire catholique Marguerite Bourgeois

117 Chemin Waterloo Est, Borden, Ontario

Prepared for:
Conseil Scolaire Catholique MonAvenir

110 Drewry Avenue
Toronto, Ontario
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Attn: Mr. Hugues St-Louis,
Responsible des installations scolaire

Prepared by:
S2S Environmental Inc.

S2S Project No. 11573.38

December 29, 2023

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1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by the Conseil Scolaire Catholique MonAvenir (CSC MonAvenir) (Client) to conduct the 2023 Annual Hazardous Buildings Materials Reassessment (HBMR) within École élémentaire Catholique Marguerite Bourgeois located at 117 Waterloo Road East in CFB Borden, Ontario (Subject Building).

Date of Inspection:		November 14, 2023
Site Assessor:		Ms. Rachel Dowdall
Description of Subject Building:		At the time of the site visit, the Subject Building was occupied by a two-storey school building with a basement.
Construction Date:		Approximately 1971
Total Combined Footprint Area:		Approximately 3,429 m^2 (36,910 ft^2)
Interior Finishes	Walls:	Drywall, concrete block, brick, metal and wood panels;
	Ceilings:	Drywall and acoustic ceiling tiles;
	Floors:	Hardwood and laminate wood, ceramic tiles, terrazzo, carpet and concrete slab.

The building was not occupied by regular CSC MonAvenir staff and students at the time of the inspection. Only select administration and custodial staff were present.

2.0 SCOPE OF WORK

2.1 Scope of Work

The 2023 HBMR carried out by S2S was based on CSC MonAvenir's inspection requirements, and consisted of the following:

1. Records Review, including previous reports made available;
2. Site visit including interviews and a non-destructive visual inspection for the following hazardous materials listed above:
    a. Asbestos Containing Materials (ACMs);
    b. Lead;
    c. Mercury;
    d. Polychlorinated Biphenyls (PCBs);
    e. Silica; and
    f. Mould.
3. Photography of previously or newly identified, presumed/suspect or damaged ACMs and other designated substances or hazardous materials;
4. Updating of drawings and room-by-room asbestos inventory; and

5. Evaluation of information and preparation of a report.

2.2 Methodology

2.2.1 Records Review

As part of the HBMR, S2S reviewed the following report:

- *"Reassessment of Hazardous Building Materials Survey Report – École élémentaire catholique Sainte Croix – Sainte Marguerite Bourgeois - 117 Waterloo Road East, CFB Borden, Ontario"* report, prepared by Maple Environmental Inc., dated September 2018;
- *"2019 Hazardous Building Materials Reassessment – École élémentaire catholique Marguerite Bourgeois - 117 Waterloo Road East, CFB Borden, Ontario"* report, prepared by S2S, dated December 2019;
- *"2020 Hazardous Building Materials Reassessment – École élémentaire catholique Marguerite Bourgeois - 117 Waterloo Road East, CFB Borden, Ontario*" report, prepared by S2S, dated September 17, 2020;
- *"Limited Designated Substances Survey - École élémentaire catholique Marguerite Bourgeois - 117 Waterloo Road East, Borden, Ontario*" report, prepared by S2S, dated July 26, 2021;
- *"Type 2 Asbestos Abatement Program - École élémentaire catholique Marguerite Bourgeois - 117 Waterloo Road East, Borden, Ontario*" report, prepared by S2S, dated July 29, 2021;
- *"2021 Hazardous Building Materials Reassessment – École élémentaire catholique Marguerite Bourgeois - 117 Waterloo Road East, CFB Borden, Ontario*" report, prepared by S2S, dated December 24, 2021; and
- *"2022 Hazardous Building Materials Reassessment – École élémentaire catholique Marguerite Bourgeois - 117 Waterloo Road East, CFB Borden, Ontario*" report, prepared by S2S, dated December 21, 2022.

As noted in the above reports, ACMs, lead, mercury, PCBs, silica, and apparent water damage and/or suspect mould were previously identified/suspected to be present within the Subject Building. Previous sample results and findings for existing asbestos and lead containing materials have been assumed to be accurate and have been incorporated into this report where applicable.

2.2.2 Site Visit

The Subject Building was examined to verify the location, quantity and condition of hazardous materials previously identified.

The presence or absence of the following hazardous materials: asbestos, lead, mercury, PCBs, radioactive sources, and silica has been inferred based on the historical building usage

(reportedly purpose-built school) and site observations. Further, no confirmatory sampling for these materials or visual suspect mould (if observed) was conducted.

S2S was reliant on CSC MonAvenir to provide access to locked or limited-access areas of the Subject Building on the date of the site visit. All areas of the Subject Building with previously identified hazardous materials were accessible at the time of the 2023 HBMR, with the exception of the Boiler Room and Steam Tunnels due to lack of access and appropriate keys, and Location 167 (Corridor) due to it being blocked off.

2.3 Guidelines and Regulations

As listed in Section 2.1 of this report, the presence or absence of specified hazardous materials have been reviewed by S2S, as requested by CSC MonAvenir. Management of each of these materials is subject to various guidelines or regulations which are elaborated on below.

Where applicable, local federal and provincial regulations and guidelines (e.g. Ontario Regulations and Health Canada guidelines) are referenced to provide the framework for this HBMR. At the time of construction or demolition activities, a Designated Substances Survey pursuant to Ontario Regulation (O. Reg.) 490/09 should be conducted with respect to the specific needs of planned project work.

2.4 Asbestos Containing Materials (ACMs)

Asbestos is the general name for several varieties of highly fibrous naturally occurring minerals. Commercially significant types include Chrysotile, Amosite and Crocidolite. Due to the thermal, chemical, electrical resistance, flexibility, and strength of asbestos, it was widely manufactured into products for home and industrial applications. Asbestos presents a risk when it is inhaled and has been linked to numerous respiratory diseases.

The disturbance of ACMs during project work is controlled by the Mistry of Labour, Training and Skills Development (MLTSD) through O. Reg. 278/05 – Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations (as amended by O. Reg. 479/10). The regulation classifies all disturbances as Type 1, Type 2, or Type 3, each of which has defined work practices. All asbestos-containing materials (if they are to be disturbed) are subject to special handling and disposal requirements and must be removed before partial or full demolition. The MLTSD must be notified in writing of any project involving the removal of more than a minor amount of friable asbestos material.

Evaluation Criteria of ACMs

The condition of ACMs as well as the potential of disturbance was evaluated. These evaluations were based on the conclusions of published studies, existing Ontario regulations, and S2S's experience involving buildings containing ACMs.

Examples of damaged ACMs include, but not limited to, delamination on sprayed material, mechanical insulation with damaged/missing insulation or jacketing, exposed under-pad on

vinyl sheet flooring, or a non-friable material that has been pulverized which causes it to become friable. The precedence for remedial action is based not solely on the evaluation of condition but is also based on several other factors which include:

- Accessibility or potential for direct contact and disturbance which can cause release of asbestos to the air;

- Practicality of repair (e.g. if damage to the ACMs will continue even if they are repaired); and
- Efficiency of the work (e.g. if damaged ACMs are being removed in a given area, it may be most practical to remove all ACMs in the area even if they are in good condition).

For the purposes of this assessment, Good, Fair and Poor were utilized to describe the condition of the known or suspect ACMs present in the Subject Building.

Known ACMs are further classified into two categories based on their friability properties. Friable material is material that (a) when dry, can be crumbled, pulverized or powered by hand pressure, or (b) is crumbled, pulverized or powdered. ACMs that are friable have a much greater potential than non-friable ACMs to release airborne asbestos fibres when disturbed. Typical friable ACMs include surfacing materials (e.g. sprayed fireproofing, texture, decorative or acoustic plaster) and thermal insulations (e.g. parging cement) on mechanical systems. Asbestos-containing manufactured materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board, and asbestos textiles. Depending on the formulation, these materials may be friable or non-friable. Note that though a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. Certain ACMs are non-friable when in place but may release significant dust at the time of removal depending on the condition, quantity and method of removal. For example, plaster would be considered friable at the time of significant disturbance/demolition.

S2S utilizes each of the above noted hazard ratings (i.e. condition, accessibility and friability) during our site assessments to determine the risk level of exposure. Detailed notations are obtained on a room by room basis, where accessible during each of our surveys.

S2S utilizes this hazard rating protocol to evaluate ACMs present within a building that may require repair or removal procedures. The information obtained from site assessments is utilized to draft detailed specifications on the procedures to remove and or repair the ACMs (if required).

2.5 Lead

Lead is a soft metallic element that is stable, ductile and resistant to corrosion. It has historical widespread use in building materials because it is easy to extract/smelt and is highly malleable.

Lead was commonly added to paint as a pigment, and to increase durability, resist corrosion and increase pliability. Lead can pose a health risk to humans if ingested or inhaled.

The disturbance of lead containing materials during project work is controlled by the MLTSD document, "Guideline: Lead on Construction Projects", issued by the Occupational Health and Safety Branch of the Ontario MLTSD, published in September 2004 and revised in April 2011. This guideline provides classifications for types of lead disturbance activities and assigns different levels of respiratory protection and work procedures for anticipated worker exposure to airborne lead. The concentration of total lead present in a surface coating material is regulated by the federal Surface Coating Materials Regulation (SOR/2005-109) made under the Canada Consumer Product Safety Act. This regulation limits total lead levels in new surface coating materials and products with surface coatings applied to them to 90 mg/kg (or 0.009% by weight). Despite this threshold limit, the level of airborne lead expected to be present in a work area is dependent on the likelihood of producing airborne lead dust or fumes (i.e. hand scraping, sanding, welding, torch cutting, and sandblasting) and is not related to the percentage of lead within the coating. Therefore, for the purpose of this survey, paints with detectable lead concentrations should be considered to be lead containing.

2.6 Mercury

Mercury is used in thermometers, barometers, manometers, switches and relays, fluorescent lamps and other devices due to its electrical conductivity properties and liquid state at standard temperature and pressure.

The disposal of common mercury wastes (i.e. thermostats or fluorescent light tubes) is controlled by the Ontario Ministry of Environment, Conservation and Parks (MECP) Regulation, O. Reg. 347, R.R.O. 1990 (as amended by O. Reg. 334/13).

2.7 Mould and Water Damage

Water damage may be caused due to variety of factors such as but not limited to excessive condensation, pipe, or roof leaks. Mould is a naturally occurring organism that is more likely to propagate within indoor environment on porous materials where excessive moisture is present.

Procedures for remediation and waste management of mould are outlined by the Environmental Abatement Council of Canada (EACC) *"Mould Abatement Guidelines"* Edition 3, dated 2015 and the Canadian Construction Association's (CCA) *"Mould Guidelines for the Canadian Construction Industry,"* dated 2018.

2.8 Polychlorinated Biphenyls (PCBs)

PCBs may be contained within fluorescent light ballasts, cooling oil in transformers, caulking, grout, expansion joint material, and paints. Vapours may be released from PCB-containing building materials which places workers at risk of exposure. PCBs are known to cause adverse health effects and being stable in the environment; they are able to bioaccumulate acting as

long-term pollutants. PCBs were banned from manufacturing and import in North America in 1977.

Handling, waste management and storage of PCB containing materials should be followed as outlined by O. Reg. 362/90, R.R.O. 1990 (as amended by O. Reg. 232/11). In addition, requirements outlined in the federal regulation SOR/2008-273, as amended, made under the Canadian Environmental Protection Act (CEPA) should be followed.

2.9 Silica

The concrete, cinder block, drywall ceilings, mortar and any other aggregates used throughout the visibly accessible areas of the Subject Building may contain free crystalline silica. Free crystalline silica has been linked to respiratory illnesses when inhalation of silica dust occurs. Appropriate worker protection (i.e. respiratory protection), as outlined in the MLTSD Guideline "Guideline: Silica on Construction Projects", issued by the Occupational Health and Safety Branch of the Ontario MLTSD, published in September 2004 and revised in April 2011 should be employed when conducting demolition or renovation work that will create silica dust.

3.0 FINDINGS AND CONCLUSIONS

3.1 Identified Hazardous Building Materials

Hazardous materials identified within the Subject Building by visual observations during the 2023 HBMR and previous surveys are outlined below:

Table 1 –Hazardous Materials Findings

Hazardous Materials	Findings
Asbestos	The ACMs previously identified within the Subject Building are listed below as follows: • Textured Plaster Finishes on walls; • Drywall joint compound applied to drywall finishes (presumed); • Exterior Textured Plaster soffit (presumed); • 12"x 12" Beige vinyl floor tiles with long brown streaks; and • Black Mastic associated with non-asbestos containing 12"x 12" beige vinyl floor tiles with brown streaks and asbestos containing 12"x 12" beige vinyl floor tiles with long brown streaks. All ACMs noted above were identified to be in good condition during the 2023 HBMR with the exception of the following materials and approximate quantities: • 10 linear ft of textured plaster finishes on the walls within Location 156 was observed to be in fair condition;

Hazardous Materials	Findings
	• 1 ft^2 of drywall finishes with associated drywall joint compound within Location 156 was observed to be in fair condition; • 1 ft^2 of drywall finishes with associated drywall joint compound within Location 222 was observed to be in fair condition; • 1 ft^2 of drywall finishes with associated drywall joint compound within Location 234 was observed to be in fair condition; • 0.5 ft^2 and 7 linear ft of textured plaster finishes on the walls within Location 146 were observed to be in fair condition; • 0.5 ft^2 of drywall finishes with associated drywall joint compound within Location 146A was observed in fair condition; • 2 ft^2 of textured plaster finishes on the walls within Location 231 was observed to be in fair condition; • 0.5 ft^2 of textured plaster finishes on the walls within Location 229 was observed to be in fair condition; • 1 ft^2 of textured plaster finishes on the walls within Location 229 was observed to be in fair condition; • 2 ft^2 of drywall finishes with associated drywall joint compound within Location 228 was observed in fair condition; • 0.5 ft^2 of drywall finishes with associated drywall joint compound within Location 219 was observed in fair condition; • 1 ft^2 of drywall finishes with associated drywall joint compound within Location 219 was observed in poor condition; • 3 ft^2 of drywall finishes with associated drywall joint compound within Location 174 was observed in fair condition; • 1 ft^2 of drywall finishes with associated drywall joint compound within Location 178 was observed in fair condition; • 0.5 ft^2 of drywall finishes with associated drywall joint compound within Location 237 was observed in fair condition; and • 0.5 ft^2 of drywall finishes with associated drywall joint compound within Location 237 was observed in fair condition. Refer to Appendix A for additional details on a room-by-room basis. Additional ACMs may be present in visually inaccessible locations of the Subject Building
Lead	Lead may also be present in paints, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots).

Hazardous Materials	Findings
	Where present within the Subject Building, they are presumed to be lead-containing. Based on site conditions at the time of the assessment, no presumed lead containing materials were observed by S2S to be in a condition suspected to create a hazard to building occupants. S2S is of the opinion that paints do not pose a hazard to building occupants if they are left undisturbed. Presumed lead containing materials should be reviewed in the case of specific work activities.
Mercury	Mercury in the form of vapour may be present within the fluorescent light tubes and thermostat observed throughout the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes and thermostats where accessible, were noted to be intact.
PCBs	Fluorescent light fixtures were observed within the Subject Building; however individual ballasts were not investigated during the 2023 HBMR. Due to the approximate construction date of the Subject Building (approximately 1971) and given that no major re-lamping has occurred based on the size of the associated light tubes observed, PCBs are suspected to be present within fluorescent light fixture ballasts at the Subject Building. At the time of removal and decommissioning, all ballasts in fixtures should be investigated for PCB content at the time they are dismantled through a review of manufacture labels.
Silica	The concrete, cinder block, ceiling tiles, mortar and any other aggregates used throughout the visibly accessible areas of the Subject Building may contain free crystalline silica. Conditions for silica to become airborne (i.e. due to extensive concrete damage or crushing/grinding of concrete) during regular activities within the School were not observed
Mould/Water Damage	Apparent water staining/damage was observed on building materials within the Subject Building and is approximately quantified within the following locations: • 1 ceiling tile in Location 201; • 2 ceiling tiles in Location 205; • 2 ceiling tiles in Location 310; • 1 ceiling tile in Location 219; • 1 ceiling tile in Location 247; • 1 ceiling tile in Location 248; • 1 ceiling tile in Location 235; • 1 ceiling tile in Location 225; • 1 ceiling tile in Location 214; • 1 ceiling tile in Location 237; • 1 ft^2 water staining on non-ACM plaster finishes in Location 219; and • 2 ft^2 water staining on duct insulation in Location 213.

Hazardous Materials	Findings
	Visual suspect mould growth was observed was observed on approximately 0.5 ft^2 of the non-ACM plaster wall finishes within Room 219. Additionally, apparent water damage/staining was also observed on 30 ft^2 of pipe insulation in the Boiler Room and 100 ft^2 on concrete block walls at the baseboards in the Boiler Room during the 2021 HBMR. Due to the lack of access and appropriate keys to investigate the Boiler Room during the 2022 or 2023 HBMR, the 2021 observations are assumed to be accurate for the current assessment. At the time of the site visit, the sources of the above noted apparent water damage/staining could not be identified.

3.2 General Recommendations

Based on the findings of the 2023 HBMR, the following recommendations are provided for the hazardous materials identified in the Subject Building:

1) The ACMs identified to be in good condition within the Subject Building are currently in compliance with O. Reg. 278/05 and should be managed in place. It is recommended that the drywall finishes with presumed asbestos containing joint compound and the textured plaster finishes observed to be in fair and poor condition (noted above in Table 1) be repaired following Type 1 (for drywall >1 m^2 in size) or Type 2 (for textured plaster finishes >1 m^2 in size) asbestos abatement procedures in accordance with O. Reg. 278/05.

2) If lead containing materials are disturbed, work should be completed as per "Guideline: Lead on Construction Projects" issued by the Occupational Health and Safety Branch of the Ontario MLTSD. Lead may be present in paints, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, batteries, and cast-iron piping gaskets (i.e., bell & spigots).

3) It is recommended that disposal of out-of-service fluorescent light rubes, any other mercury containing materials or equipment be completed in accordance with O. Reg. 490/09 and O. Reg. 347. At the time of the site visit, all visually observed suspect mercury containing fluorescent light tubes and thermostats, where accessible, were noted to be intact.

4) Silica containing materials are to be managed in place or removed following appropriate dust control measures and worker precautions (i.e. respiratory protection), as outlined in the Ontario MLTSD "Guideline – Silica on Construction Projects", issued in April 2011, when conducting demolition or renovation work that will create silica dust. At the time of the site visit, suspect silica containing materials in visually

accessible areas were generally observed to be in good condition. Conditions for silica to become airborne (i.e. due to extensive damage or crushing/grinding of building materials) during regular activities within the Subject Building was not observed.

5) When suspect PCB containing fluorescent light fixtures are taken out of service, the ballasts should be examined to verify for the presence of PCBs. This can be performed by comparing the manufacturers date code stamped on the ballast to information presented in the document "Identification of Lamp Ballasts Containing PCBs" published by Environment Canada. Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 and the federal regulation SOR/2008-273 made under CEPA.

6) Visible suspect mould growth and apparent water staining was identified on building materials (as noted above in Table 1). S2S recommends that the visible suspect mould growth be removed by qualified personnel in accordance with mould abatement procedures outlined by the CCA (2018), in conjunction with the EACC (2015). Additionally, S2S recommends that the apparent water stained/damaged ceiling tiles be removed by trained maintenance staff and that the sources of all apparent water staining be investigated and repaired prior to the development of mould growth.

7) If any specific area within the Subject Building is to undergo interior renovation or demolition activities, it is recommended that a Designated Substance Survey (DSS) be conducted within the renovation/demolition areas for the purpose of providing a detailed layout of its potentially hazardous materials.

4.0 CLOSURE

This report has been prepared for the sole benefit of the Conseil Scolaire Catholique MonAvenir (CSC MonAvenir). S2S Environmental Inc. (S2S) understands that this report may be provided to and relied upon by contractors as background information on the location and condition of designated substances within the specified areas. Any other person or entity without the express written consent of S2S and CSC MonAvenir may not rely upon the report. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed.

S2S has not evaluated health risks associated with building occupant exposure to hazardous materials (i.e. designated substances, mould) which may be identified in this report. Evaluation of health risks on an individual should only be made by a licensed medical practitioner who has knowledge of the individual's medical history.

Mould is a naturally occurring organism and regardless of the findings of an assessment or effectiveness of a remediation, it could occur/reoccur when conditions are favourable. Therefore, buildings and surfaces should be maintained to prevent conditions that are favourable for mould growth. The scope of services did not include a detailed evaluation of the thermal and moisture characteristics of the exterior wall assembly, or a detailed building envelope investigation to assess all potential cause of the water infiltration that created an environment favourable to mould proliferation.

All standards, regulations and guidelines referenced in this report are subject to change with time and may no longer be applicable at a later date.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus CSC MonAvenir should review such issues with appropriate legal counsel. The designated substance locations and conclusions provided are based on information obtained from visual inspection and limited sampling carried out, at the specific test locations, and information obtained from building management personnel. The results can only be extrapolated to an undefined area around the test locations. It is possible that additional, concealed designated substances may become evident during demolition/renovation activities.

The quantities provided in this report are order-of-magnitude values and are not considered exact quantities. Contractors are not to use these quantities for providing quotations and will need to inspect the areas to verify the quantity of materials and site conditions that may affect the cost of any abatement work (if required).

We trust that the above meets your current requirements. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

S2S ENVIRONMENTAL INC.

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APPENDIX A

UPDATED ROOM-BY-ROOM ASBESTOS INVENTORY

CSC MonAvenir
Marguerite Bourgeois
117 Chemin Waterloo Est
Borden, Ontario

Number of floors: 1 + basement

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
N/A	Boiler Room	B	Floor		Concrete						
			Ceiling		Not Found						
			Wall		Concrete						
			Wall		Masonry Block						
			Wall		Brick						
			Structure		Concrete						
			Pipe	Straight	Fiberglass						
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Pipe	Fitting	Fiberglass						
			Pipe	Fitting	PVC						
			Duct		Fiberglass						
			Mechanical	Tank	Not Insulated						
			Mechanical	Boiler Breeching	Not Insulated						
			Mechanical	Boiler	Not Insulated						
Comments: All insulation appears to be new (replaced in 1999). Assume ACM present within fire doors. No access in 2022 or 2023.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
N/A	Steam Tunnels	B	Floor		Concrete						
			Ceiling		Not Found						
			Wall		Concrete						
			Structure		Concrete						
			Pipe		Fiberglass						
			Pipe		Fiberglass						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: No access in 2023.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
146, 146A & 52	Corridor	G	Floor		Terrazzo						
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		**Textured Plaster**	**F**	**A**	**0.5**	**SF**	**CH**	**146**
						F		**7**	**LF**		
						G		**N/A**			
			Wall		Smooth Plaster					ND	
			Wall 2		**Drywall**	**F**	**A**	**0.5**	**SF**	**Presumed**	**146A**
						G		**N/A**			
			Structure		No Access						
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Duct		Not Found						
			Mechanical		Not Found						
Comments											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

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Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
234	Classroom 234A/B	G	Floor	VT - 1	Vinyl Tiles					ND	(12X12) New
			Ceiling 1	AT - 1	Acoustic Tiles					ND	(2X4) random fissure type
			Ceiling 2		Smooth Plaster					ND	Above suspended ceiling
			Wall		Smooth Plaster					ND	
			Wall		**Drywall**	**F** **G**	**A**	**1** **240**	**SF**	**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments:											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
233	Classroom 233A/B	G	Floor	VT-1	Vinyl Tiles					ND	12"x212" off-white with brown blotches
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		Smooth Plaster					ND	
			Wall		**Drywall**	**G**	**A**	**200**		**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
232	Classroom 232 A/B	G	Floor	VT-1	Vinyl Tiles					ND	
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		Smooth Plaster						
			Wall		**Drywall**	**G**	**A**	**200**		**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical		Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling.											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

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Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
231	Boy's Washroom 231	G	Floor		Terrazzo	G	A	60	SF		
			Floor		Ceramic	G	A	12	SF		
			Ceiling		Smooth Plaster	G	A	80	SF	ND	
			Wall 1		**Textured Plaster**	**G**	**A**	**68**	**SF**	**CH**	
						F		**2**			
			Wall 2		Smooth Plaster	G	A	120	SF	ND	
						P	A	12	SF		
			Structure		No Access						
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Duct		Not Found						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
230	Classroom 230	G	Floor	VT-1	Vinyl Tiles					ND	
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		**Textured Plaster**	**G**	**A**			**CH**	
			Wall 1		**Drywall**	**G**	**A**	**200**	**SF**	**Presumed**	
			Structure		No Access						
			Pipe		Fiberglass						
			Pipe		Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
229	Classroom 229	G	Floor	VT-1	Vinyl Tiles					ND	
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		Smooth Plaster					ND	
			Wall		**Textured Plaster**	**G**	**A**	**150**	**SF**	**CH**	
						F		**0.5**			
			Wall		**Drywall**	**G**	**A**			**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling.											

Condition:
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Accessibility:
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CSC MonAvenir
Marguerite Bourgeois
117 Chemin Waterloo Est
Borden, Ontario

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
228	Girl's Washroom 228	G	Floor		Terrazzo						
			Floor		Ceramic						
			Ceiling		Drywall						
			Wall 1		**Textured Plaster**	**G**	**A**			**CH**	
			Wall 2		Smooth Plaster					ND	
			Structure		No Access						
			Structure	**Column**	**Drywall**	**G**	**A**			**Presumed**	
						F		**2**	**SF**		
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Duct		Not Found						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
227	Classroom 227A/B	G	Floor	VT-1	Vinyl Tiles					ND	
			Ceiling 1	AT-2	Acoustic Tiles					ND	
			Ceiling 2	2nd	Smooth Plaster					ND	
			Ceiling 2	2nd	Smooth Plaster					ND	
			Wall		Smooth Plaster					ND	
			Wall		**Drywall**	**G**	**A**	**220**	**SF**	**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
156 & 156A	Corridor	G	Floor		Terrazzo						
			Floor	VT-1	Vinyl Tiles					ND	
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		**Textured Plaster**	**G**	**A**	**N/A**	**LF**	**CH**	
						F		**10**			
			Wall		Smooth Plaster					ND	
			Wall		**Drywall**	**G**	**A**	**N/A**	**SF**	**Presumed**	
						F		**1**			
			Structure		No Access						
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Duct		Not Found						
			Mechanical		Not Found						
Comments:											

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Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
226 & 225	Custodian Office 226A and Electrical Room 225	G	Floor		Concrete						
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		Smooth Plaster	G	A	350	SF	ND	
			Wall		**Textured Plaster**	**G**	**A**			**CH**	
			Wall		Concrete	G	A	70	SF		
			Wall		Masonry Block						
			Structure		No Access						
			Structure	**Column**	**Drywall**	**G**	**A**	**50**	**SF**	**Presumed**	
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: Smooth plaster ceiling above suspended ceiling.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
224	Classroom 224	G	Floor	VT-1	Vinyl Tiles					ND	
			Ceiling 1	AT-2	Acoustic Tiles					ND	
			Ceiling 2	2nd	Smooth Plaster					ND	
			Wall		Smooth Plaster					ND	
			Wall		**Drywall**	**G** **F**	**A**	**400** **0.5**	**SF**	**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical		Not Found						
Comments											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
223	Girl's Washroom 223	G	Floor		Terrazzo						
			Ceiling		**Drywall**	**G**	**A**			**Presumed**	
			Wall 1		Smooth Plaster					ND	
			Wall		**Textured Plaster**	**G** **F**	**A**	**1**	**SF**	**CH**	
			Wall 2		Concrete						
			Structure		No Access						
			Structure	**Column**	**Drywall**	**G**	**A**			**Presumed**	
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: Peeling paint on walls at last two stalls.											

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Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
222	Classroom 222A/B	G	Floor		Vinyl Sheet Flooring	G	A	800	SF		
			Floor		Ceramic	G	A	40	SF		
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		**Textured Plaster**	**G**	**A**			**CH**	
			Wall		Smooth Plaster					ND	
			Wall		**Drywall**	**F** **G**	**A**	**1** **700**	**SF**	**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: Smooth plaster ceiling above suspended ceiling											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
245, 246, 247, 248	Computer Lab, Library, Seminar * Server Room	G	Floor		Vinyl Sheet Flooring	G	A	200	SF		New
			Floor		Ceramic						In Washroom
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		Smooth Plaster					ND	
			Wall		**Drywall**	**G**	**A**	**150**	**SF**	**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
178 & 242,	Kindergarted Classrooms and Coatcloset	G	Floor	VT-1	Vinyl Tiles	G	A	120	SF	ND	
			Floor		Vinyl Tiles	G	A	400	SF		Beige with red/brown flecks
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		Smooth Plaster					ND	
			Wall		**Drywall**	**G**	**A**	**650**	**SF**	**Presumed**	
						F	**A**	**1**	**SF**	**Presumed**	**Loc No. 178**
						F	**A**	**3**	**SF**	**Presumed**	**Loc. No. 174**
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling											

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Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
237	Class Room 237, Washroom and Kitchen	G	Floor	VT-1	Vinyl Tiles	G	A	500	SF	ND	Cream with white and grey blotches
			Floor		Ceramic	G	A	50	SF		
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall 1		**Drywall**	**G** **F**	**A**	**N/A** **0.5**	**SF**	**Presumed**	
			Wall		Smooth Plaster					ND	
			Wall 1		Ceramic						
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
236	Class Room 236A	G	Floor	VT-1	Vinyl Tiles	F	A	2	SF	ND	
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		**Textured Plaster**	**G**	**A**			**CH**	
			Wall 1		**Drywall**	**G**	**A**			**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			PIpe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
235	Class Room 235B / Daycare	G	Floor	VT-1	Vinyl Tiles					ND	
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		**Textured Plaster**	**G**	**A**			**CH**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Fitting	Fiberglass						
			Duct		Not Insulated						
			Mechanical	AHU	Not Insulated						
Comments: Smooth plaster ceiling above suspended ceiling.											

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Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
218	Room 218	G	Floor		Carpet						
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2	2nd	Smooth Plaster					ND	
			Wall		**Drywall**	**G**	**A**	**150**	**SF**	**Presumed**	
			Wall		Masonry Block	G	A	200	SF		
			Wall		Smooth Plaster	G	A	100	SF	ND	Present beneath drywall
			Structure		No Access						
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Duct		Not Insulated						
			Mechanical		Not Found						
Comments											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
219	Storage 219	G	Floor	VT-1	Vinyl Tiles					ND	
			Floor		Terrazzo						
			Ceiling 1	AT-1	Acoustic Tiles					ND	
			Ceiling 2		Smooth Plaster					ND	
			Wall		Smooth Plaster					ND	
			Wall		Masonry Block						
			Wall		**Drywall**	**G** **F** **P**	**A**	**349** **0.5** **1**	**SF**	**Presumed**	
			Structure		No Access						
			Pipe	Straight	Fiberglass						
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Pipe	Fitting	Fiberglass						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: 0.5 ft2 of mould observed on non-acm plaster finishes.											

Loc No.	Room Name	Floor	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
	Building Exterior	G	Floor		Not Applicable						
			Ceiling		Not Applicable						
			Wall 1		Not Applicable						
			Structure		Brick						
			Pipe	Straight	Not Insulated						
			Pipe	Fitting	Not Insulated						
			Duct		Not Found						
			Mechanical		Not Found						
			Other	Soffit	Metal						
			Other	**Soffit**	**Textured Plaster**	**G**	**B**	**50**	**SF**	**Presumed**	
Comments											

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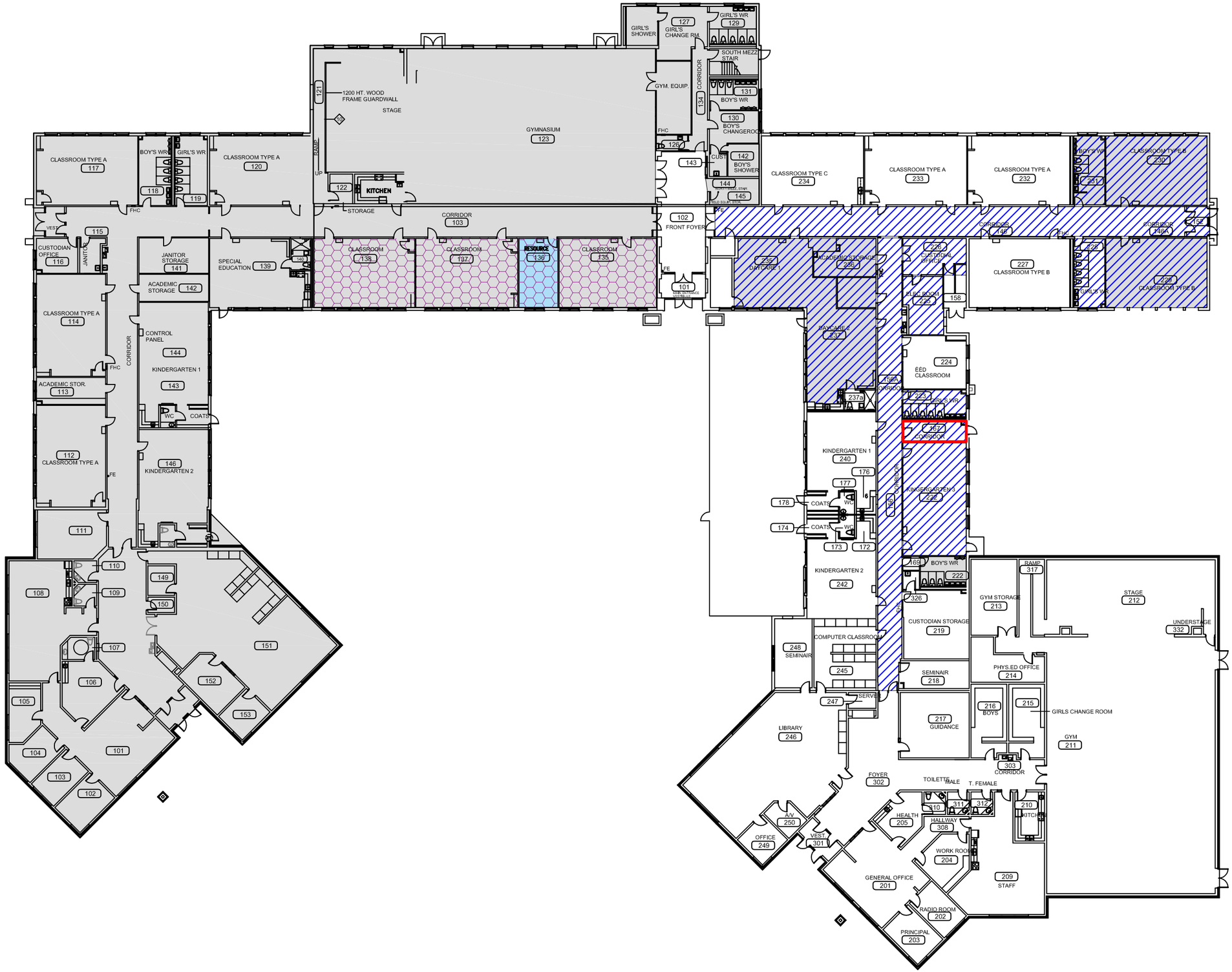
APPENDIX B

SITE DRAWING

ECOLE ELEMENTAIRE CATHOLIQUE MARGUERITE-BOURGEOIS



S2S Environmental Inc.

LEGEND:

- NOT ACCESSIBLE
- AREA NOT INCLUDED IN SURVEY

ASBESTOS CONTAINING MATERIALS:

- TEXTURE PLASTER
- VINYL FLOOR TILES
- MASTIC

ALTHOUGH NOT SHOWN ON THE DRAWING, DRYWALL JOINT COMPOUND ASSOCIATED WITH DRYWALL FINISHES AND TEXTURED PLASTER OF SOFFITS THROUGHOUT THE SUBJECT BUILDING IS PRESUMED TO CONTAIN ASBESTOS UNTIL SAMPLING PROVES OTHERWISE.
ALTHOUGH NOT SHOWN ON THE DRAWING, MECHANICAL INSULATION MAY BE PRESENT IN TUNNELS AND IS ASSUMED TO BE ASBESTOS CONTAINING UNTIL SAMPLING PROVES OTHERWISE

NOTE:

ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING. REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION

BASE DRAWING PROVIDED BY CLIENT.

2022 ANNUAL HAZARDOUS BUILDING MATERIALS REASSESSMENT

SITE LOCATION:
117 WATERLOO ROAD EAST
CFB BORDEN, ONTARIO

FLOOR/AREA:
GROUND FLOOR

DATE:	PROJECT #:
NOV 16, 2023	11573.38
DRAWN BY: MA	**DRAWING #:** 1
SCALE: NOT TO SCALE	