



125-1860 Appleby Line, Unit # 14,
Burlington, Ontario L7L 7H7

October 11, 2023

Durham District School Board
400 Taunton Road East
Whitby, ON
L1R 2K6

Attention: Kerri Stewart, Manager of Health and Safety

Re: Asbestos-Containing Smooth Plaster Condition Assessment Report

E.A. Lovell School (Durham Continuing Education)
120 Centre Street South, Oshawa, Ontario
Parasol Project Number 13160

Introduction and Background

Parasol Environmental Inc. (Parasol) was retained by the Durham District School Board (DDSB) to provide asbestos related consulting services at E.A. Lovell School (Durham Continuing Education) located at 120 Centre Street South, Oshawa, Ontario. The purpose of the current Site Review was to evaluate the condition of asbestos-containing smooth plaster ceiling finishes within the original building (1923 construction date).

On September 6, 2023 Parasol was retained to collect bulk samples of the smooth plaster material that had reportedly delaminated from the second ceiling in Location #118C (Classroom) falling through a 2'x4' lay-in tile directly below. The sample analysis determined that the smooth plaster contains 0.5% Chrysotile asbestos.

On September 7, 2023 Parasol and Lockdown Environmental Inc. (Lockdown) representatives were requested by the DDSB to perform a limited condition assessment of the asbestos-containing smooth plaster and associated debris in pre-determined locations identified by DDSB representatives. The findings of the report were issued under separate cover (Parasol Project #13156). As a result of the findings, Lockdown performed a clean-up of the asbestos-containing smooth plaster following Type 2 asbestos abatement procedures on September 8, 2023 in Location #118A, 18B and 118C.

Methodology

The condition assessment of the asbestos-containing smooth plaster was limited to the original 1923 building. The scope of the assessment was carried out in all accessible areas on a non-intrusive basis and representative checks were made above ceilings with the aid of an eight-foot (8ft) step ladder. The condition of the asbestos-containing smooth plaster was assessed as follows:

Condition	Asbestos-Containing Smooth Plaster
GOOD	<ul style="list-style-type: none">Material is intact and stable, with no signs of damage or delamination.Minor cracks may be present on the surface.
FAIR	<ul style="list-style-type: none">Material is generally stable and can be repaired.Small penetrations through the plaster and wire mesh substrate.
POOR	<ul style="list-style-type: none">Damage cannot be easily repaired.Material is delaminating from wire mesh substrate.

A detailed room by room Summary of Findings can be referenced in Attachment A. Drawings which illustrate the assessment area and the presence of asbestos-containing smooth plaster has been included in Attachment B. Representative Site Photographs can be referenced in Attachment C.

Please contact the undersigned regarding the information presented within this report.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Panzer', with several loops and a horizontal line extending to the right.

Brad Panzer, Senior Project Manager
Parasol Environmental Inc.

Attachment A
Summary of Findings

ACM Plaster Condition Assessment - Summary of Findings

Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
111-Daycare	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Debris present on surface of lay-in ceiling throughout room 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
112A-Classroom	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~10 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
112B-Classroom	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
113-Work Room	YES	POOR	<ul style="list-style-type: none"> Smooth plaster has delaminated from the lath substrate throughout Debris present on surface of the lay-in ceiling throughout room 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
113A-Storage	NO	N/A	N/A	N/A
114-Daycare	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~15 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
114A-Storage	NO ACCESS			
115-Classroom	YES	POOR	<ul style="list-style-type: none"> Smooth plaster has delaminated from the lath substrate throughout Debris present on surface of the lay-in ceiling throughout room 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
116-Custodian	YES	GOOD	<ul style="list-style-type: none"> Smooth plaster intact. Minor surface cracking is visible 	<ul style="list-style-type: none"> Monitor the condition of the plaster for change in condition
116A-Storage	YES	GOOD	<ul style="list-style-type: none"> Smooth plaster is intact and appears stable 	<ul style="list-style-type: none"> Monitor the condition of the plaster for change in condition
117-Classroom	YES	FAIR	<ul style="list-style-type: none"> Smooth plaster is intact. Small penetrations through the plaster are present No visible debris is present 	<ul style="list-style-type: none"> Repair penetrations in the smooth plaster using Type 2 Asbestos Abatement Procedures

Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
				<ul style="list-style-type: none"> Monitor the plaster for change in condition
118A-L.I.N.C. Tutorial	YES	FAIR-POOR	<ul style="list-style-type: none"> Portions of smooth plaster have delaminated from the lath substrate No visible debris is present 	<ul style="list-style-type: none"> Repair plaster ceiling using Type 2 Asbestos Abatement Procedures or remove plaster ceiling using Type 3 Asbestos Abatement Procedures Monitor the plaster for change in condition
118B-L.I.N.C. Tutorial	YES	FAIR-POOR	<ul style="list-style-type: none"> Portions of smooth plaster have delaminated from the lath substrate No visible debris is present 	<ul style="list-style-type: none"> Repair plaster ceiling using Type 2 Asbestos Abatement Procedures or remove plaster ceiling using Type 3 Asbestos Abatement Procedures Monitor the plaster for change in condition
118C-Classroom	YES	FAIR-POOR	<ul style="list-style-type: none"> Portions of smooth plaster have delaminated from the lath substrate No visible debris is present 	<ul style="list-style-type: none"> Repair plaster ceiling using Type 2 Asbestos Abatement Procedures or remove plaster ceiling using Type 3 Asbestos Abatement Procedures Monitor the plaster for change in condition
119-PSW Classroom	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Minor amounts of debris present on surface of lay-in ceiling (~15 SF) 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
127-Custodian	YES	FAIR	<ul style="list-style-type: none"> Smooth plaster is intact. Small penetrations through the plaster are present Minor amounts of debris present on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair penetrations in the smooth plaster using Type 2 Asbestos Abatement Procedures Monitor the plaster for change in condition
128-Washroom	NO	N/A	N/A	N/A
129-Office	YES	FAIR	<ul style="list-style-type: none"> Approximately 50% of smooth plaster and lath has been removed Minor amounts of debris on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
129A-Corridor	YES	FAIR	<ul style="list-style-type: none"> Smooth plaster is intact. Small penetrations through the plaster are present 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures

Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
			<ul style="list-style-type: none"> No debris observed 	
129B-Office	YES	FAIR	<ul style="list-style-type: none"> Smooth plaster is intact. Small penetrations through the plaster are present No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
130-Women's W/R	YES	POOR	<ul style="list-style-type: none"> Approximately 80% of smooth plaster has delaminated from the lath substrate Debris present on surface of the lay-in ceiling throughout room 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
131-Men's W/R	YES	POOR	<ul style="list-style-type: none"> Smooth plaster has delaminated from the lath substrate throughout Minor amounts of debris on surface of lay-in ceiling (~10 SF) 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
131A-Custodian	YES	FAIR	<ul style="list-style-type: none"> Approximately 50% of smooth plaster and lath has been removed. Minor amounts of debris on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
132-Office	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
132A-Office	YES	FAIR	<ul style="list-style-type: none"> Approximately 50% of smooth plaster and lath has been removed. Small penetrations through the plaster are present No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
132B-Office	NO	N/A	N/A	N/A
132C-Office	NO	N/A	N/A	N/A
136-Vestibule	NO	N/A	N/A	N/A
137-Stair	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
138-Washroom	YES	FAIR	<ul style="list-style-type: none"> Approximately 50% of smooth plaster and lath has been removed. Minor amounts of debris on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures

Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
139-Stair	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
140-Corridor	NO	N/A	N/A	N/A
221-Classroom/Storage	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Debris present on surface of lay-in ceiling throughout room 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
222-Classroom/Storage	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Debris present on surface of lay-in ceiling throughout room 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
223-Staff Room	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Debris present on surface of lay-in ceiling throughout room 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
223A-C (Principal, Storage, Office)	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
224-Classroom	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Debris present on surface of lay-in ceiling throughout room 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
225, 225A-G (Offices)	YES	FAIR-POOR	<ul style="list-style-type: none"> Approximately 60% of smooth plaster and metal lath removed Debris present on surface of lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
226-Classroom	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~10 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
226A-Book Room	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures

Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
			<ul style="list-style-type: none"> Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
227-Guidance	YES	FAIR	<ul style="list-style-type: none"> Approximately 80% of smooth plaster and lath has been removed. Minor amounts of debris on surface of lay-in ceiling (~15 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
227A-Office	YES	FAIR	<ul style="list-style-type: none"> Approximately 80% of smooth plaster and lath has been removed. No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
227B-Office	YES	FAIR	<ul style="list-style-type: none"> Approximately 80% of smooth plaster and lath has been removed. No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
228-Office	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, limited amounts of plaster remains No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
228A-Storage	YES	FAIR	<ul style="list-style-type: none"> Approximately 50% of smooth plaster and metal lath removed Minor amounts of debris present on surface of lay-in ceiling (~10 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
228B-Office	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, limited amounts of plaster remains No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
228C-Office	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, limited amounts of plaster remains No debris observed 	<ul style="list-style-type: none"> Repair remaining plaster using Type 2 Asbestos Abatement Procedures
229-Washroom	YES	GOOD	<ul style="list-style-type: none"> ~2 SF of smooth plaster remains. Plaster appears intact and stable No debris observed 	<ul style="list-style-type: none"> Monitor remaining plaster for change in condition
230-Women's W/R	YES	GOOD	<ul style="list-style-type: none"> Smooth plaster limited to the entrance vestibule. Plaster appears intact and stable No debris observed 	<ul style="list-style-type: none"> Monitor remaining plaster for change in condition
231-Reception	YES	FAIR	<ul style="list-style-type: none"> Smooth plaster is intact. Small penetrations through the plaster are present Minor amounts of debris present on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair penetrations in plaster and remove debris using Type 2 Asbestos Abatement Procedures

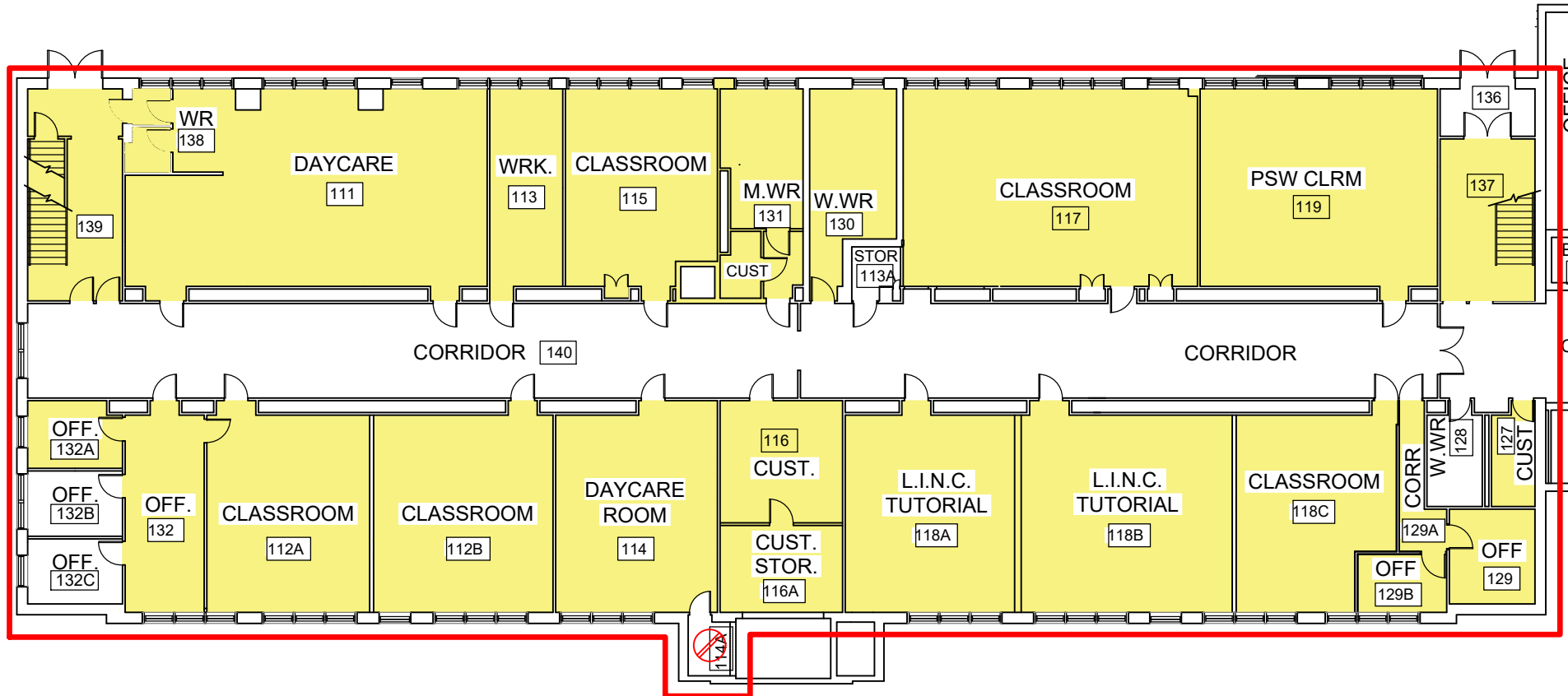
Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
232-General office	YES	FAIR	<ul style="list-style-type: none"> Smooth plaster is intact. Small penetrations through the plaster are present Minor amounts of debris present on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair penetrations in plaster and remove debris using Type 2 Asbestos Abatement Procedures
233-Office	YES	FAIR	<ul style="list-style-type: none"> Smooth plaster is intact. Small penetrations through the plaster are present Minor amounts of debris present on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair penetrations in plaster and remove debris using Type 2 Asbestos Abatement Procedures
234-Storage	YES	POOR	<ul style="list-style-type: none"> 50% of smooth plaster is concealed with 1'x1' ceiling tiles Portions of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
236-Custodian	NO	N/A	N/A	N/A
237-Men's W/R	NO	N/A	N/A	N/A
238-Stair	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
239-Corridor	YES	GOOD	<ul style="list-style-type: none"> A section of smooth plaster remains present in the centre of the corridor. Remaining plaster is intact and appears stable 	<ul style="list-style-type: none"> Monitor remaining plaster for changes in condition
240-Stair	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
241-Vestibule	YES	GOOD	<ul style="list-style-type: none"> Plaster is intact and appears stable 	<ul style="list-style-type: none"> Monitor plaster for changes in condition
330-Classroom/Storage	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~15 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
331-Classroom/Storage	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures





Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
			<ul style="list-style-type: none"> Debris present on surface of lay-in ceiling (~50 SF) 	
332-Classroom/Storage	YES	POOR	<ul style="list-style-type: none"> Smooth plaster has delaminated from the lath substrate throughout Debris present on surface of the lay-in ceiling throughout room 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
333-Classroom	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Debris present on surface of lay-in ceiling (~20 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
334-Office	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Debris present on surface of lay-in ceiling (~50 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
334B-Office	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
334C-Office	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
334D-Office	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~5 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
335-Office	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
335A-Storage	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~15 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures

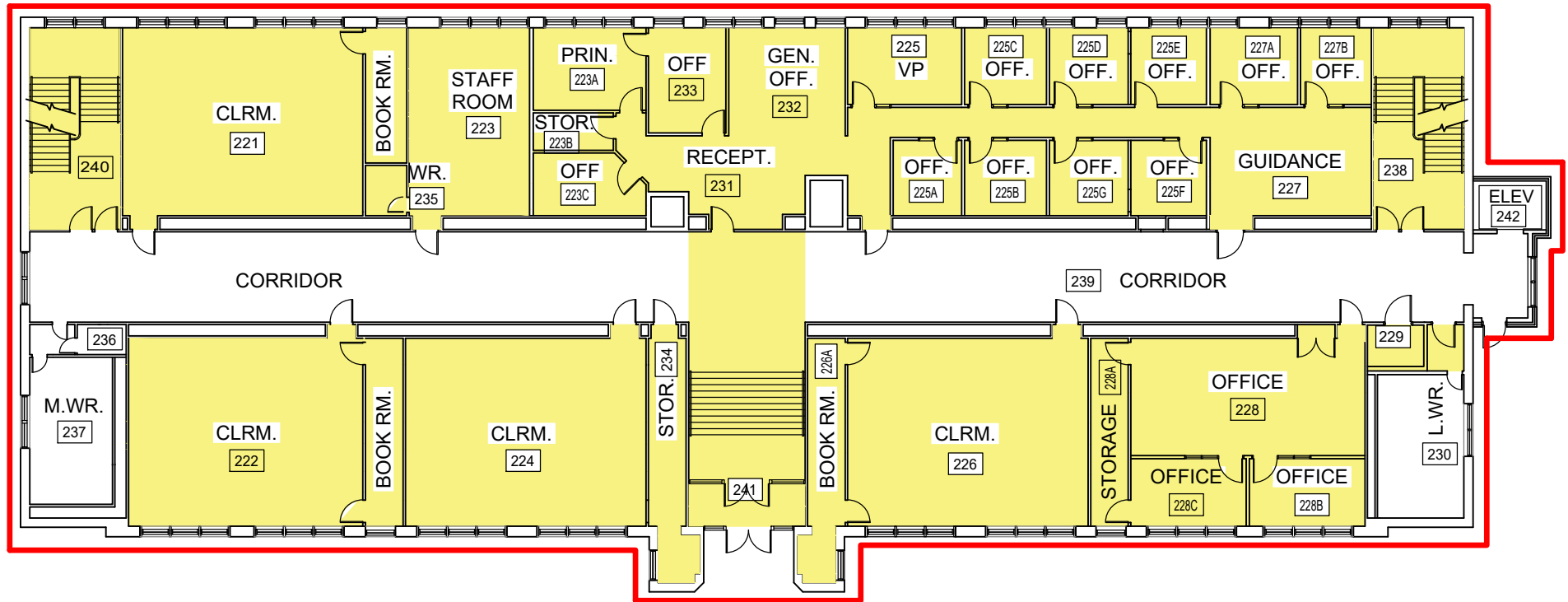
Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
336A-Classroom	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
336B-Classroom	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
337A-Classroom	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
337B-Classroom	NO ACCESS			
338-Classroom	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Minor amounts of debris present on surface of lay-in ceiling (~10 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
339-Classroom	YES	FAIR	<ul style="list-style-type: none"> Majority of smooth plaster and metal lath removed, perimeter of room remains Debris present on surface of lay-in ceiling (~25 SF) 	<ul style="list-style-type: none"> Repair remaining plaster and remove debris using Type 2 Asbestos Abatement Procedures
340-Washroom	YES	GOOD	<ul style="list-style-type: none"> Plaster is intact and appears stable Plaster is reinforced with wood strapping 	<ul style="list-style-type: none"> Monitor plaster for changes in condition
341-Women's W/R	YES	GOOD	<ul style="list-style-type: none"> Plaster is intact and appears stable Plaster is reinforced with wood strapping 	<ul style="list-style-type: none"> Monitor plaster for changes in condition
342-Storage	NO ACCESS			
343-Work Room	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
344-Washroom	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures





Location	Smooth Plaster Present (YES/NO)	Condition	Observations	Remedial Recommendations
			<ul style="list-style-type: none"> Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
345-Washroom	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
346-Storage	NO ACCESS			
347-Custodian	YES	GOOD	<ul style="list-style-type: none"> Plaster is intact and appears stable Plaster is reinforced with wood strapping 	<ul style="list-style-type: none"> Monitor plaster for changes in condition
348-Men's Washroom	YES	GOOD	<ul style="list-style-type: none"> Plaster is intact and appears stable Plaster is reinforced with wood strapping 	<ul style="list-style-type: none"> Monitor plaster for changes in condition
349-Stair	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
350-Stair	YES	POOR	<ul style="list-style-type: none"> Majority of smooth plaster has delaminated from lath and base coat Debris present on surface of the lay-in ceiling throughout 	<ul style="list-style-type: none"> Remove plaster debris using Type 2 Asbestos Abatement Procedures Remove plaster and lath second ceiling using Type 3 Asbestos Abatement Procedures
351-Corridor	NO	N/A	N/A	N/A

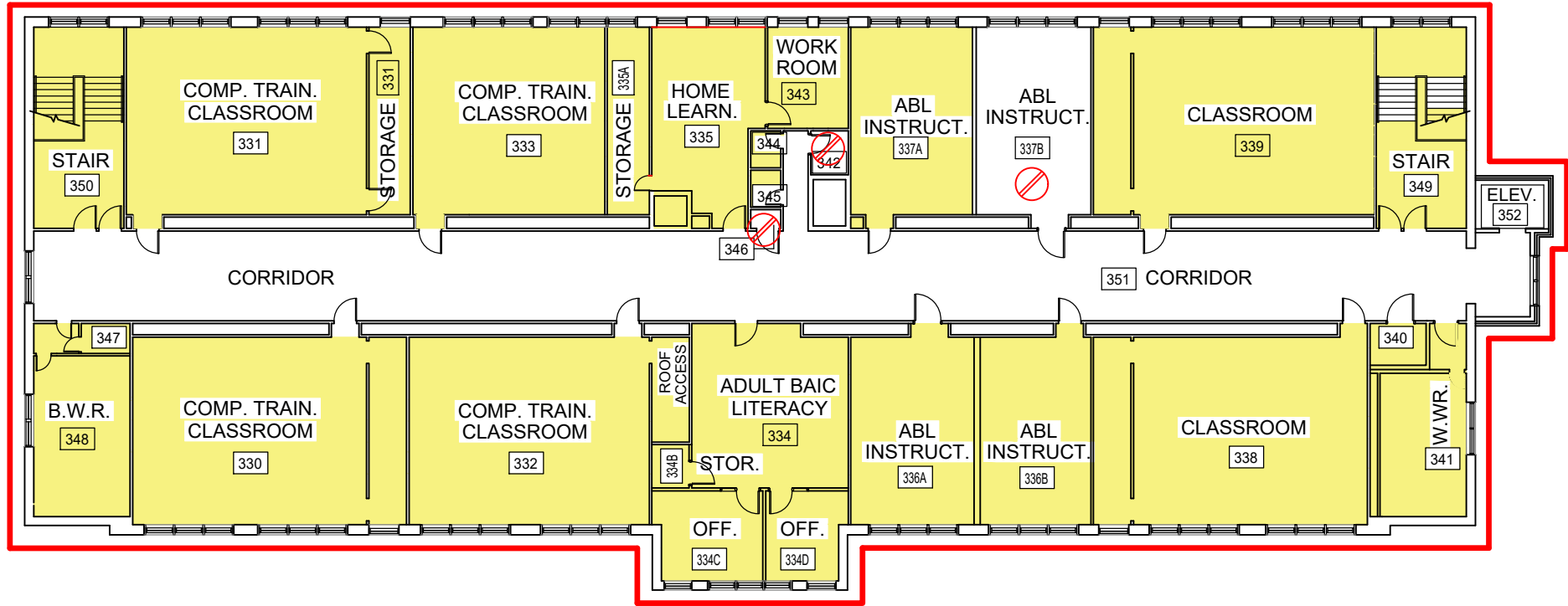
Attachment B
Drawings







<p>TITLE ACM Plaster Condition Assessment First Floor Plan</p>	<p>LEGEND</p> <p> SURVEY AREA</p>	<p>ASBESTOS-CONTAINING MATERIALS</p> <p> SMOOTH PLASTER (APPLIED TO CEILING)</p>	<p>DRAWING NO ACM-01</p>	<p>DRAWN BY B. Panzer</p>	<p>PARASOL PROJECT NO 13160</p>
<p>CLIENT Durham District School Board</p>	<p> NO ACCESS</p>		<p>SCALE NTS</p>		
<p>LOCATION E.A. Lovell School 120 Centre Street South Oshawa, Ontario</p>			<p>DATE October 11, 2023</p>		



<p>TITLE ACM Plaster Condition Assessment Second Floor Plan</p>	<p>LEGEND</p> <p> SURVEY AREA</p>	<p>ASBESTOS-CONTAINING MATERIALS</p> <p> SMOOTH PLASTER (APPLIED TO CEILING)</p>	<p>DRAWING NO ACM-02</p>	<p>DRAWN BY B. Panzer</p>	<p>PARASOL PROJECT NO 13160</p>
<p>CLIENT Durham District School Board</p>	<p> NO ACCESS</p>		<p>SCALE NTS</p>		
<p>LOCATION E.A. Lovell School 120 Centre Street South Oshawa, Ontario</p>			<p>DATE October 11, 2023</p>		



<p>TITLE ACM Plaster Condition Assessment Third Floor Plan</p>	<p>LEGEND</p> <p> SURVEY AREA</p>	<p>ASBESTOS-CONTAINING MATERIALS</p> <p> SMOOTH PLASTER (APPLIED TO CEILING)</p>	<p>DRAWING NO ACM-03</p>	<p>DRAWN BY B. Panzer</p>	<p>PARASOL PROJECT NO 13160</p>
<p>CLIENT Durham District School Board</p>	<p> NO ACCESS</p>		<p>SCALE NTS</p>		
<p>LOCATION E.A. Lovell School 120 Centre Street South Oshawa, Ontario</p>			<p>DATE October 11, 2023</p>		

Attachment C
Representative Site Photographs

Location #350 (Stair) – Smooth plaster delaminated from lath, debris on lay-in ceiling



Location #112B (Classroom) – Smooth plaster remains around the perimeter of the room



Location #348 (Men's Washroom) – Smooth plaster in GOOD condition. Reinforced with wood strapping



Location #332 (Classroom) – Smooth plaster delaminated from lath, debris on lay-in ceiling

