PRE-RENOVATION
HAZARDOUS BUILDING MATERIALS SURVEY

Units F1, F7, F11, G2, G5 and G8
Fir Hall and Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario
M1C 1A5

Presented to:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario
M1C 1A4

February 2026

OHE Project No.: 31878

Submitted by:

OHE Consultants
Occupational Hygiene & Engineering
311 Matheson Blvd. East
Mississauga, Ontario
L4Z 1X8

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OHE Consultants (OHE) was retained by University of Toronto Scarborough (Client) to conduct a Hazardous Building Materials Survey (HBMS) to support the renovation project in Units F1, F7 and F11 in Fir Hall and Units G2, G5 and G8 in Grey Pines Hall within the Phase 2 Residences at University of Toronto Scarborough located at 1275 Military Trail, Toronto, Ontario (herein referred to as the "Subject Location").

The field work was carried out on February 4, 2026 by Vinod Kumar Gangadharan, Junior Project Specialist, of OHE. The survey consisted of a visual inspection for the presence of hazardous building materials, including designated substances, and testing and sampling of materials suspected to contain hazardous building materials, particularly asbestos and lead.

Should suspect hazardous materials be discovered in any of the areas which could not be accessed (as part of the survey) during renovation and demolition activities, the work shall stop until such materials are assessed and sampled to determine the next course of action.

A summary of the hazardous building materials survey findings is presented below:

Asbestos

- Caulking
- Incandescent heat shield (Presumed)
- Vinyl floor tiles

Lead

- May be present in: wiring connectors
  electric cable sheathing
  solder joints on copper piping
  within batteries of emergency lighting
  ceramic building products such as floor or wall tiles.

Mercury

- Presumed present: as vapour in fluorescent light bulbs
  in mercury-vapour lamps
  as a component in electrical equipment, such as silent, position-dependent switches.

Silica

- Presumed present: as fillers for paints and mastic
  in bricks, ceramics, masonry, concrete and mortar.

Hazardous building materials may be present in areas not accessible for view and identification. In situations where hazardous building materials extend into a non-accessible area, the materials were assumed to also be present in those areas and have been reported as such. Contractors and maintenance personnel should be warned of the possibility of undisclosed hazardous building materials in enclosed areas. All hazardous building materials discovered in these areas should be treated as such until proven otherwise as per all applicable regulations and guidelines.

Hazardous building materials including asbestos are also assumed to be present in various building materials which were not sampled as part of the survey since they were excluded from the scope of work due to inaccessibility. These materials include, but are not limited to, gaskets, fire-rated doors; high voltage wiring, transformers and associated equipment; and refractory materials within boilers and furnaces. All excluded materials shall be assumed asbestos-containing until proven otherwise by bulk sampling and analysis.

OHE's recommendations, based on the findings of the survey, are as follows:

- Provide a copy of this report to contractors bidding on or performing work within the Subject Location.

- Remove all asbestos-containing materials that are likely to be disturbed during renovation or demolition activities in accordance with all applicable guidelines and regulations.

- Renovations and/or demolition operations that are likely to generate lead-containing dust shall be carried out in accordance with all applicable guidelines and regulations.

- Renovations and/or demolition operations that are likely to disturb mercury-containing materials or equipment shall be carried out in accordance with all applicable guidelines and regulations.

- Renovations and/or demolition operations that are likely to generate silica-containing dust shall be carried out in accordance with all applicable guidelines and regulations.

- Disposal of hazardous building materials shall be completed as per all applicable guidelines and regulations.

- Should suspect hazardous building materials be discovered during any demolition or renovation work in the Subject Location, the contractor shall stop all work in the vicinity of the suspect hazardous material and immediately notify personnel from both the Client and OHE Consultants.

This executive summary provides a brief overview of the survey findings. It is not intended to substitute for the complete survey report, nor does it discuss specific issues documented in the report. The executive summary should not be used as a substitute to reading the complete report.

This report is not a scope of work/specifications document for the abatement/remediation of hazardous materials and shall not be used for such purposes.

1. INTRODUCTION

OHE Consultants (OHE) was retained by University of Toronto Scarborough (Client) to conduct a Hazardous Building Materials Survey (HBMS) to support the renovation project in Units F1, F7 and F11 in Fir Hall and Units G2, G5 and G8 in Grey Pines Hall within the Phase 2 Residences at University of Toronto Scarborough located at 1275 Military Trail, Toronto, Ontario (herein referred to as the “Subject Location”).

In accordance with Section 30 of the Ontario Occupational Health and Safety Act, Designated Substances and other potentially hazardous building materials must be identified prior to construction or demolition that may disturb such materials. The following is a list of designated substances:

- Asbestos
- Lead
- Mercury
- Silica
- Isocyanates
- Vinyl Chloride
- Benzene
- Acrylonitrile
- Coke Oven Emissions
- Arsenic
- Ethylene Oxide

The field work was carried out on February 4, 2026 by Vinod Kumar Gangadharan, Junior Project Specialist, of OHE.

The asbestos bulk samples were analyzed by EMC Scientific Incorporated, an independent and NVLAP accredited laboratory.

The lead bulk samples were analyzed by EMSL Canada Inc., an independent and ELLAP accredited laboratory.

1.1 Scope of Work

The scope of work of the survey consisted of the following:

1. A review of previous environmental reports for the Subject Location (if provided prior to conducting the field work);

2. Meeting with key on-site personnel (if provided by the Client) to obtain information about the various operations and processes carried out at the Subject Location in the past;

3. Room-by-room inspection of accessible areas including spaces above suspended ceilings, access hatches, mechanical chases, or similar type locations. Minor demolition of walls, ceilings, floors, etc. to investigate concealed conditions was not part of the scope of work;

4. Bulk sampling and analysis of suspect materials for the presence of asbestos following the requirements of Ontario Regulation 278/05 as required;

5. Sampling of accessible painted surfaces for lead content. The lead survey also included an inventory of paint that is peeling off and require remediation;

6. Visual inspection for the presence of the other hazardous building materials listed above. If identified, such materials were reported as suspected until tested. Testing of these materials was not part of the scope of this survey; and

7. Preparation and provision of this report which includes the methodologies, drawings (if they were initially provided by the Client), results, findings, conclusions, recommendations and site photographs.

This report is not a scope of work/specifications document for the abatement/remediation of hazardous materials and shall not be used for such purposes.

1.2 Appendices Outline

The following is an outline of the appendices included in the report:

- Drawings showing sampling locations and the locations of asbestos-containing materials (if identified) are presented in Appendix A;
- The **results** of the survey for asbestos and lead in the form of summary tables are presented in Appendix B;
- The laboratory analysis reports are presented in Appendix C;
- Select site photographs are presented in Appendix D;
- Background information on hazardous building materials, including a brief discussion of the properties, uses, and hazards associated with exposure, is attached in Appendix E;
- A summary of applicable provincial regulations and guidelines pertaining to hazardous building materials is attached in Appendix F;
- Survey methodology including bulk samples analysis methodology and assessment of hazardous building materials methodology is attached in Appendix G;
- Limitations of the project are attached in Appendix H; and
- Historical data (if applicable) is attached in Appendix I.

1.3 Building(s) Description

	Building 1
Name	Fir Hall and Grey Pine Hall, Phase 2 Residences, University of Toronto Scarborough
Address	1275 Military Trail, Toronto, Ontario
Current usage	Student Residences
Square footage	Unknown
Number of Floors	Two (2)
Number of Units	NA
Year Built	Unknown
Roof Mechanical penthouse (yes/no)	No
Number of underground levels	No
General interior finishes	Carpet flooring, vinyl floor tiles, concrete flooring, ceramic tile flooring, drywall walls and ceiling, etc.

NA = Not Applicable

2. FINDINGS AND DISCUSSION

2.1 ACMs

Material Description	Observed (yes/no)	Sample(s) Numbers	Asbestos % And Type	Friable/ Non-Friable	Condition	Location
Mastic, Black	Yes	31878-1A-C	ND			Under the carpet flooring, Second floor, Units F1, F7, F11, G2, G5 and G8, Fir Hall and Grey Pines Hall, Phase 2 Residences
Caulking, White with soft texture	Yes	31878-2A-C	ND			Gap between the walls and plastic sheet ceiling, Second floor, Units F1, F7, F11, G2, G5 and G8, Fir Hall and Grey Pines Hall, Phase 2 Residences
Mastic, White	Yes	31878-3A-C	ND			Under the carpet tile, Living room, Main floor, Unit G2, Grey Pines Hall, Phase 2 Residence
Brick mortar	Yes	31878-4A-C	ND			Exterior walls, Units F1, F7, F11, G2, G5 and G8, Fir Hall and Grey Pines Hall, Phase 2 Residences
Mastic puck, White	Yes	31878-5A-C	ND			Back of the plastic sheet wall, West wall, Second floor, Unit G5, Grey Pines Hall, Phase 2 Residence

Material Description	Observed (yes/no)	Sample(s) Numbers	Asbestos % And Type	Friable/ Non-Friable	Condition	Location
Caulking, Brown with soft texture	Yes	31878-6A-C	ND			Around the natural gas pipe penetration, West exterior wall, Units G2, G5 and G8, Grey Pines Hall; East exterior wall, Units F1, F7 and F11, Fir Hall, Phase 2 Residences
Caulking, Red with soft texture	Yes	31878-7A-C	ND			Around the exhaust pipe penetration, West exterior wall, Units G2, G5 and G8, Grey Pines Hall; East exterior wall, Units F1, F7 and F11, Fir Hall, Phase 2 Residences
Caulking, White with rough texture	**Yes**	**31878-8A-C**	**1% Chrysotile**	**Non-Friable**	**Good**	**Gap between the base of the door frame and foundation base, West exterior wall, Units G2, G5 and G8, Grey Pines Hall; East exterior wall, Units F1, F7 and F11, Fir Hall, Phase 2 Residences**
Incandescent heat shield	**Yes**	**Not tested**	**Presumed**	**Friable**	**Good**	**Inside the light fixtures, Ceiling, Units F1, F7, F11, G2, G5 and G8, Fir and Grey Pines Hall, Phase 2 Residences**

Material Description	Observed (yes/no)	Sample(s) Numbers	Asbestos % And Type	Friable/ Non-Friable	Condition	Location
Drywall Joint Compound (DJC)	Yes	Previously tested	ND			Walls and ceiling, Units F1, F7, F11, G2, G5 and G8, Fir and Grey Pines Hall, Phase 2 Residences
Vinyl Floor Tiles (VFTs), 12" x 12", Tan with brown streaks	**Yes**	**Previously tested**	**1 – 1.2% Chrysotile**	**Non-Friable**	**Good**	**Floor, Small closet near entrance corridor, Main floor; Beneath carpets and newer flooring layers, Units F1, F7 and F11, Fir Hall, Phase 2 Residence**
Mastic, Yellow	No	Previously tested	ND			Under the VFTs, Floor, Small closet, Beneath carpets and newer flooring layers, Units F1, F7 and F11, Fir Hall, Phase 2 Residence
Caulking, Brown	Yes	Previously tested	0.25% Chrysotile*	Non-Friable	Good	Around the exterior windows, doors and trims, Units F1, F7, F11, G2, G5 and G8, Fir and Grey Pines Hall, Phase 2 Residences

ND – None Detected

* Not considered asbestos-containing

A summary of the analysis of the bulk samples is presented in Table B.1 found in Appendix B.

ACMs were noted to be in a good condition. Refer to the Table above for condition and location details.

2.2 Lead

Lead-containing paint was not identified at the Subject Location. A detailed description of the colours and locations is presented in Table B found in Appendix B. It is assumed that the results presented apply to all paint(s) of the same colour.

Lead may be present in wiring connectors and electric cable sheathing, in lead piping, in solder joints on copper piping, in ceramic building products such as floor or wall tiles.

Prior to disturbance of lead-containing materials, the materials must be abated in accordance with applicable guidelines and regulations.

Where lead has been identified to be in fair condition, the materials should be repaired or removed in accordance with applicable guidelines and regulations.

2.3 Silica

Silica is presumed to be present in materials such as fillers for paints and mastic and in bricks, ceramics, masonry, concrete and mortar.

Silica-containing materials should be handled in accordance with applicable guidelines and regulations. No adverse effects from exposure to silica are likely to occur unless silica in the material is reduced to a respirable size and the airborne concentrations exceed the 8-hour time-weighted average.

2.4 Isocyanates

The material was not identified at the site and is not expected to be found.

2.5 Vinyl Chloride

The material was not identified at the site and is not expected to be found.

2.6 Benzene

The material was not identified at the site and is not expected to be found.

2.7 Acrylonitrile

The material was not identified at the site and is not expected to be found.

2.8 Coke Oven Emissions

The material was not identified at the site and is not expected to be found.

2.9 Arsenic

The material was not identified at the site and is not expected to be found.

2.10 Ethylene Oxide

The material was not identified at the site and is not expected to be found.

Hazardous building materials may be present in areas not accessible for view and identification. In situations where hazardous building materials extend into a non-accessible area, the materials were assumed to also be present in those areas and have been reported as such. Contractors and maintenance personnel should be warned of the possibility of undisclosed hazardous building materials in enclosed areas. All hazardous building materials discovered in these areas should be treated as such until proven otherwise as per all applicable regulations and guidelines.

3. RECOMMENDATIONS

OHE's recommendations, based on the findings of the survey, are as follows:

- Provide a copy of this report to contractors bidding on or performing work within the Subject Location.

- Remove all asbestos-containing materials that are likely to be disturbed during renovations or demolitions activities in accordance with the following regulations:
  - Ontario Regulation 278/05 (as amended) – "Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations" (O. Reg. 278/05);
  - Ontario Regulation 490/09 (as amended) – "Designated Substances" (O. Reg. 490/09);
  - Ontario Regulation 213/91 (as amended) – "Construction Projects" (O. Reg. 213/91);
  - Ontario Regulation 347/90 (as amended) – "General - Waste Management" (O. Reg. 347/90); and
  - The regulations respecting the Handling and Offering for Transport and Transporting of Dangerous Goods.

- Removal of the asbestos-containing caulking will require removal operation procedures as specified in O. Reg. 278/05 (Type 1 Operation).

- Removal of the asbestos-containing VFTs will require removal operation procedures as specified in O. Reg. 278/05 (Type 1 Operation).

- Removal of the asbestos-containing incandescent heat shield will require removal operation procedures as specified in O. Reg. 278/05 (Type 2 Operation).

- Renovations and/or demolition operations that are likely to generate lead-containing dust shall be carried out in accordance with the following guidelines and regulations:
  - Ontario Ministry of Labour Guideline: Lead on Construction Projects;
  - Designated Substances Regulation, O. Reg. 490/09;
  - Regulation for Construction Projects, O. Reg. 213/91; and

- General – Waste Management Regulation, O. Reg. 347/90.

- Renovations and/or demolition operations that are likely to disturb mercury-containing materials or equipment shall be carried out in accordance with the following guidelines and regulations:
  - Designated Substances Regulation, O. Reg. 490/09;
  - Regulation for Construction Projects, O. Reg. 213/91; and
  - General – Waste Management Regulation, O. Reg. 347/90.

- Renovations and/or demolition operations that are likely to generate silica-containing dust shall be carried out in accordance with the following guidelines and regulations:
  - Ontario Ministry of Labour Guideline: Silica on Construction Projects;
  - Designated Substances Regulation, O Reg. 490/09;
  - Regulation for Construction Projects, O. Reg. 213/91; and
  - General – Waste Management Regulation, O. Reg. 347/90.

- Disposal of hazardous materials shall be conducted in accordance with all applicable regulations and guidelines.

- Should suspect hazardous building materials be discovered during any demolition or renovation work in the above mentioned location, the contractor shall stop all work and immediately notify personnel from the Client and OHE.

4. GENERAL STATEMENT OF LIMITATIONS

The information and opinions rendered in this report are for use exclusively by the Client and is subject to the terms, conditions and limitations as set out in the proposal/scope of work. OHE Consultants reserves the right to review and comment on any interpretation of the data or conclusions derived by the Client. OHE Consultants will not provide this report or other associated information to any party other than the Client unless the disclosure of the information is required by law or is requested in writing by the Client. Any required notifications (internal or external) about information contained in this report shall be the sole responsibility of the Client.

Nothing under the agreement (written or verbal) with the Client shall be construed to give any other rights or benefits to anyone other than the Client and OHE Consultants, and all duties and responsibilities undertaken pursuant to the agreement will be for the sole and exclusive benefit of the Client and OHE Consultants and not for the benefit of any other party. Client agrees not to disclose to any third party data, reports or information provided by OHE Consultants without prior written consent, and OHE Consultants shall have no liability to the Client for claims resulting from such disclosure. However, the Client may use the written report and associated documents to indicate the status of the property to current owners or government requiring the report.

OHE Consultants collected the information provided in this report for the benefit of its Client. OHE Consultants' Client may upon authorization release the information to third parties, who may use and rely upon this report to their discretion. Any use of, or reliance upon, the information by a party other than the Client shall be solely at the risk of the third party and without legal recourse against OHE Consultants.

The scope of this report is limited to possible hazardous building materials found within (or part of) the subject spaces included in the survey only. The survey only considered issues of the building structure, mechanical equipment, and their finishes. The survey did not consider current or past use of the property or occupant articles within the building (i.e. furniture, stock items, etc.), nor does it report on possible contaminants in the soil and groundwater of the site, vessels,

drums, underground storage tanks, etc. The survey consisted of accessible areas only; samples were not collected if accessibility was restricted.
OHE Consultants exercised normal skills of a reasonably qualified environmental consultant as part of obtaining the information presented in this report. The findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry at the time of the performance of the work utilizing trained technical staff and professionals.

The information are only representative of the time period when the actual work was carried out. It is possible, due to the nature of building construction, that conditions may exist which could not be reasonably identified within the scope of the assessment or which were not apparent during the site investigation.

The information presented in the report shall not be construed as legal opinion. In addition, the information shall not be used to evaluate health risks of building occupants associated with exposure to identified hazardous building materials – such evaluations shall be carried out by a licensed medical professional who specializes in such evaluations. Over time, the regulations, standards and guidelines which are outlined in the report could be amended/updated, and accordingly may not apply at a future date.

No representation, warranties or guaranties, expressed or implied, are made with respect to any goods or services provided as part of this assessment/report, and any implied warranties or guaranties for a particular purpose are expressly disclaimed.

Dated February 2026

OHE Consultants
Occupational Hygiene & Engineering

Prepared by:
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Reviewed by:
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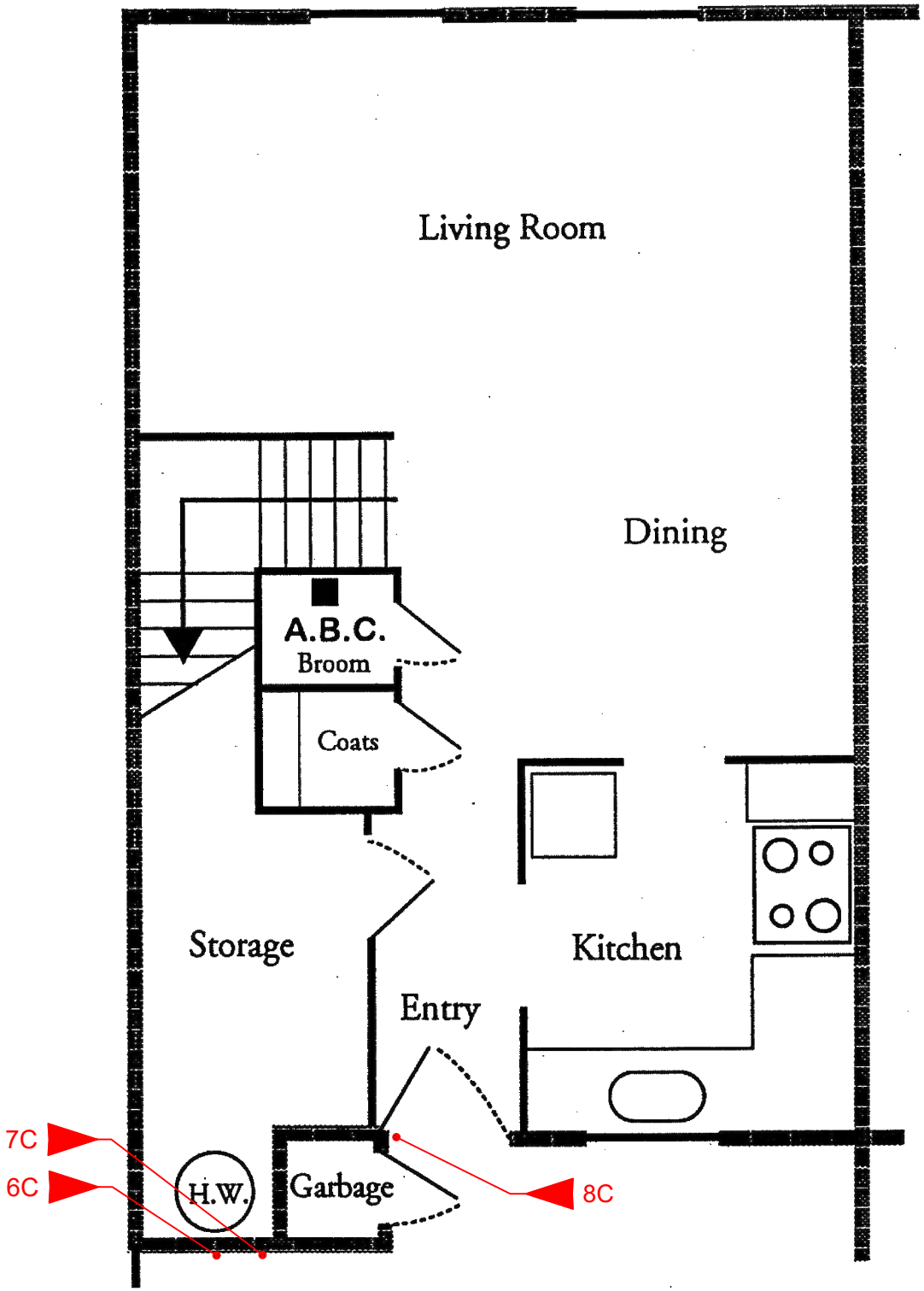
Senior Project Manager

Prepared by:
Michal Zitnik, M.H.Sc., ROH, CIH
Vice President

DRAWINGS



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xx Asbestos Bulk Sample Location

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F1, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

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Approved By: MZ	

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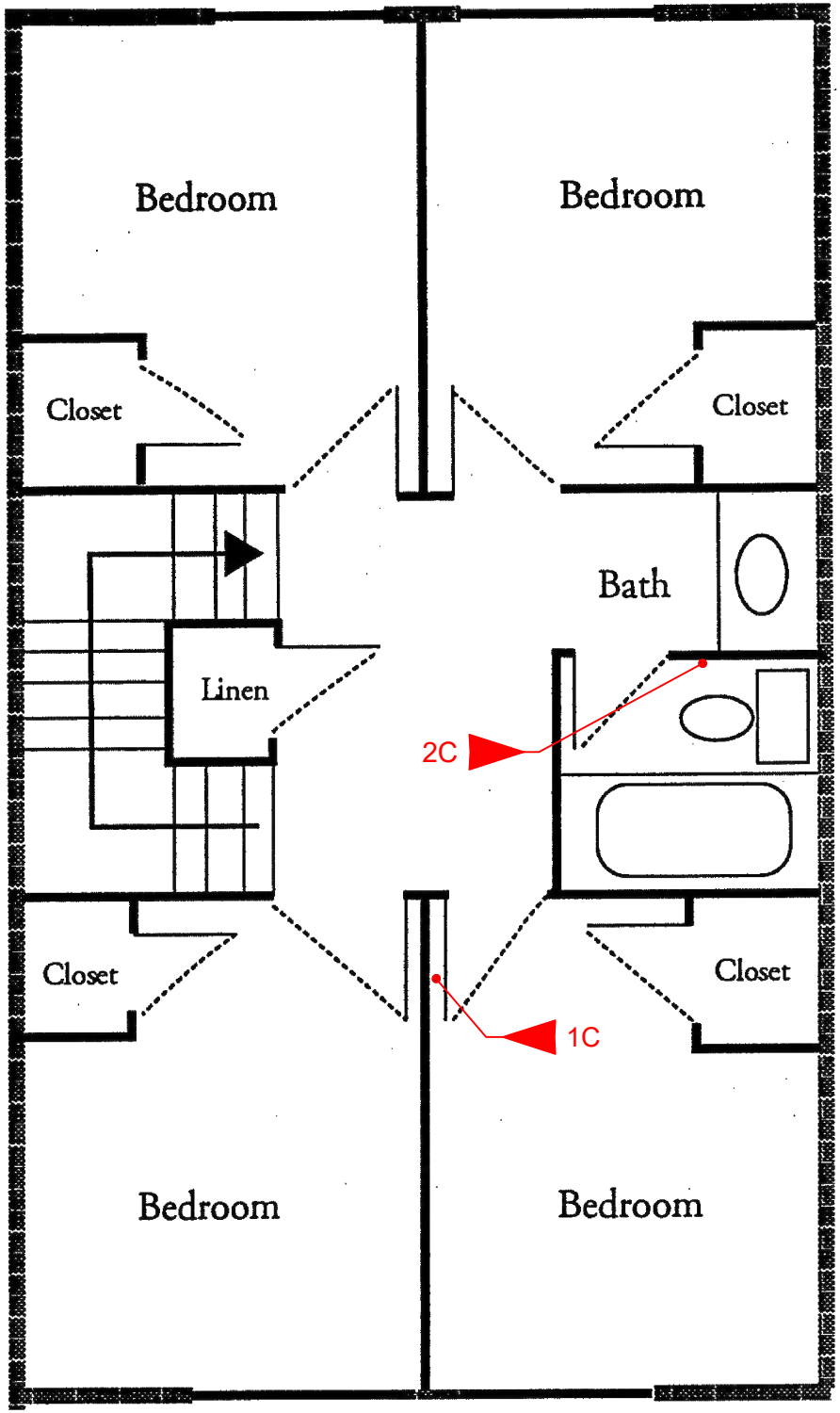

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Drawing Title:

Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F7, Second Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

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Approved By: MZ	

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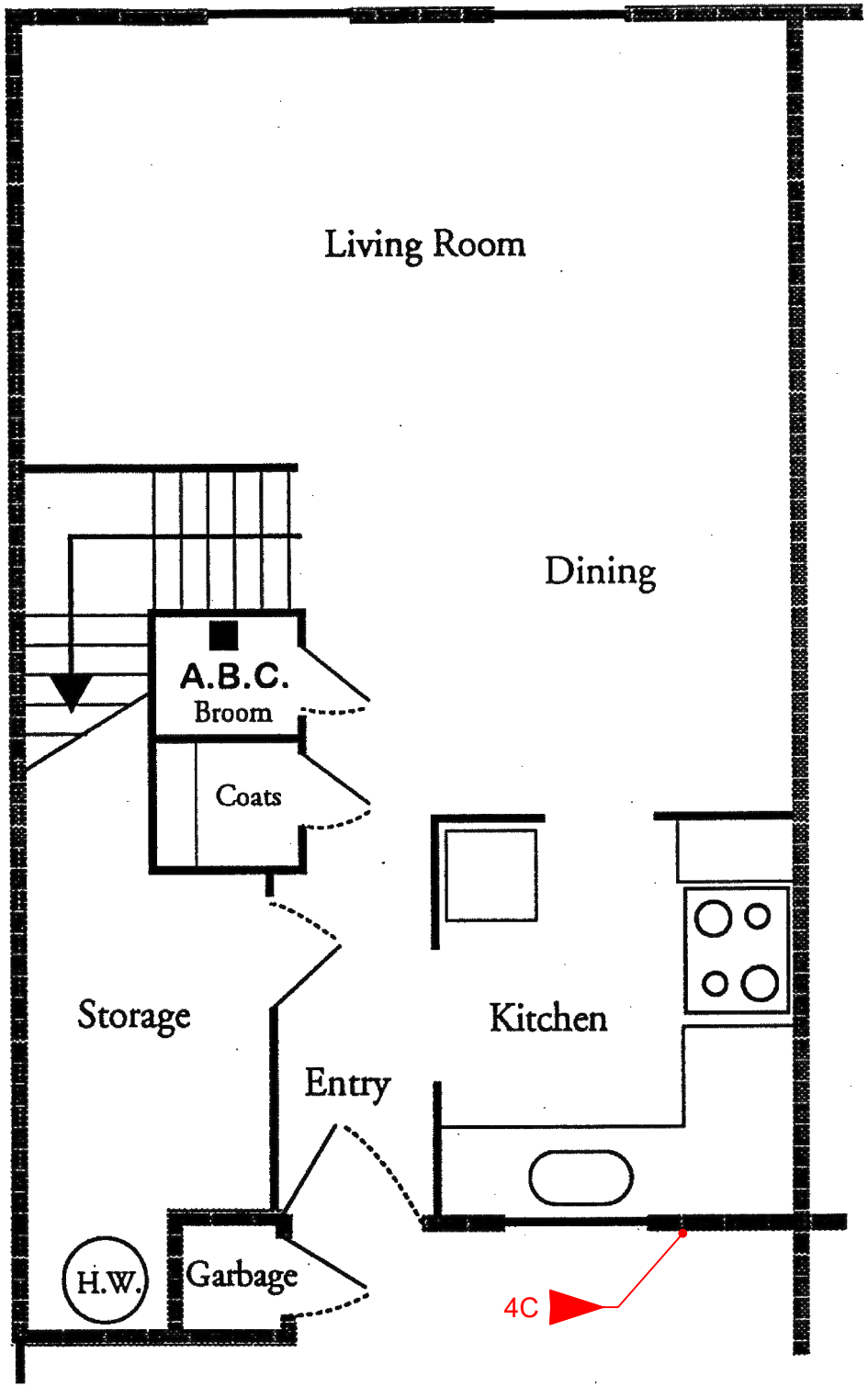

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Drawing Title:

Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F11, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

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Approved By: MZ	

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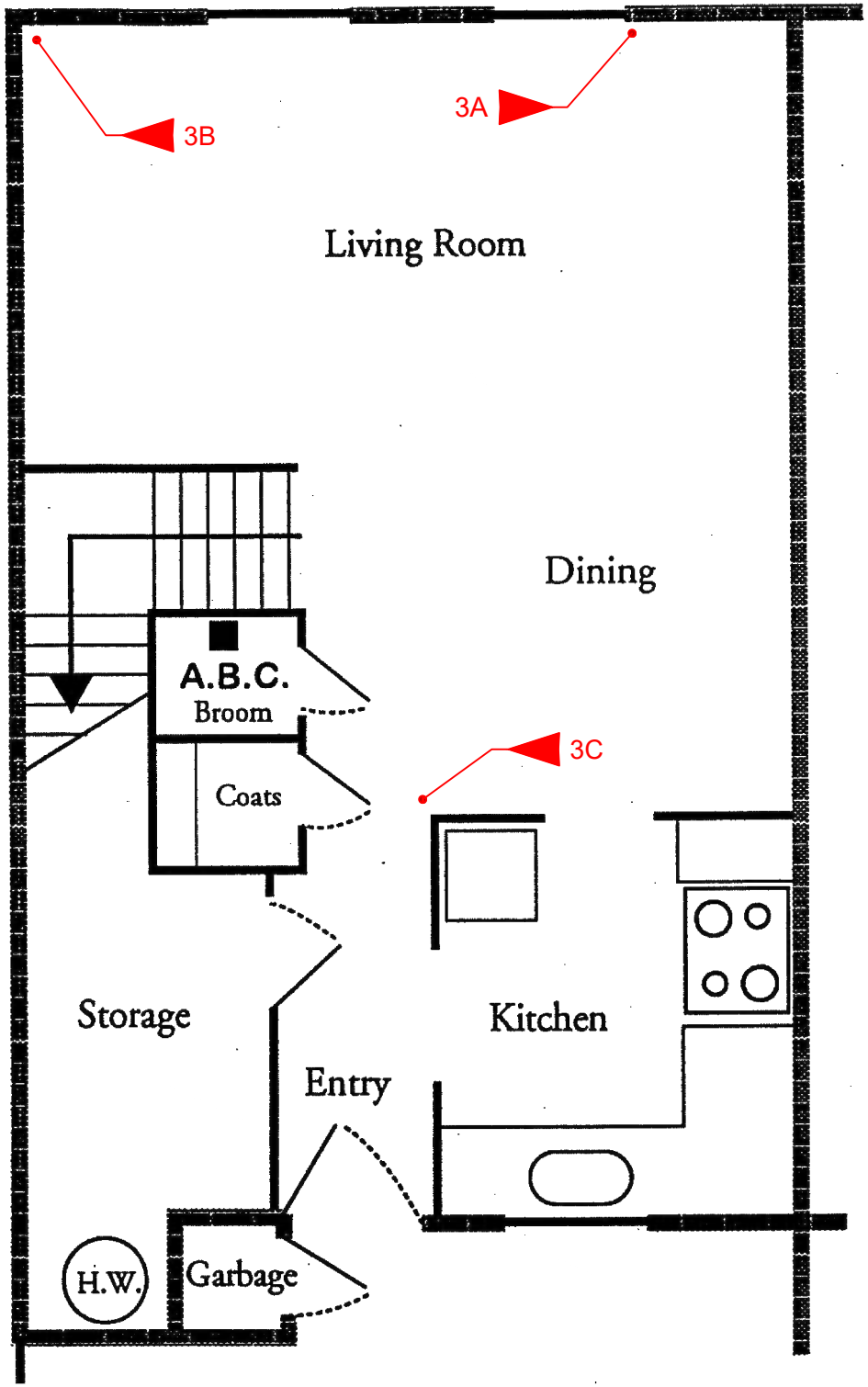
Occupational Hygiene & Engineering



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Drawing Title:

Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G2, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

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Approved By: MZ	

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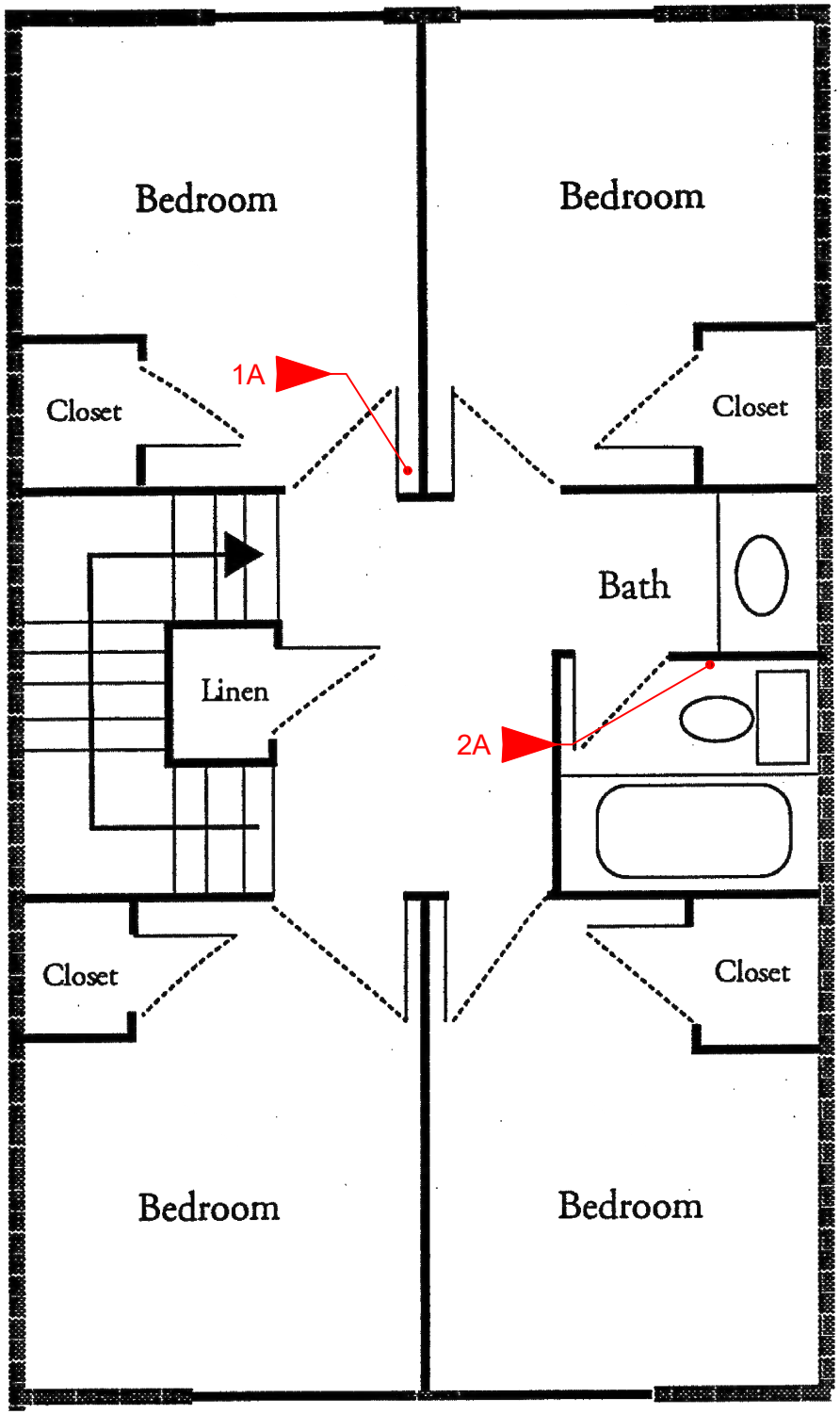

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Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G2, Second Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

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Drawn By: AB	
Approved By: MZ	

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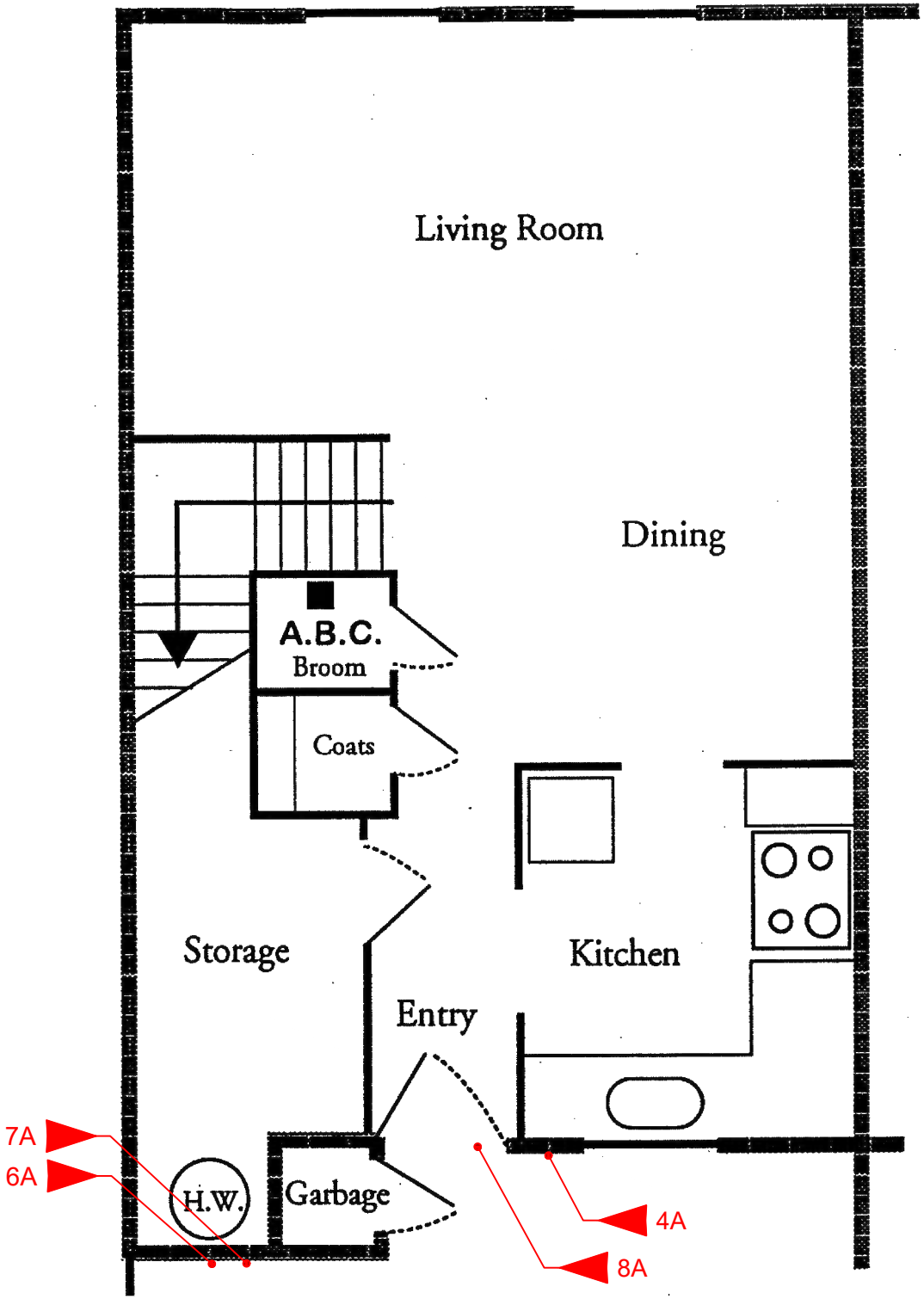

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xx Asbestos Bulk Sample Location

Notes:
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Drawing Title:

Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G5, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

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Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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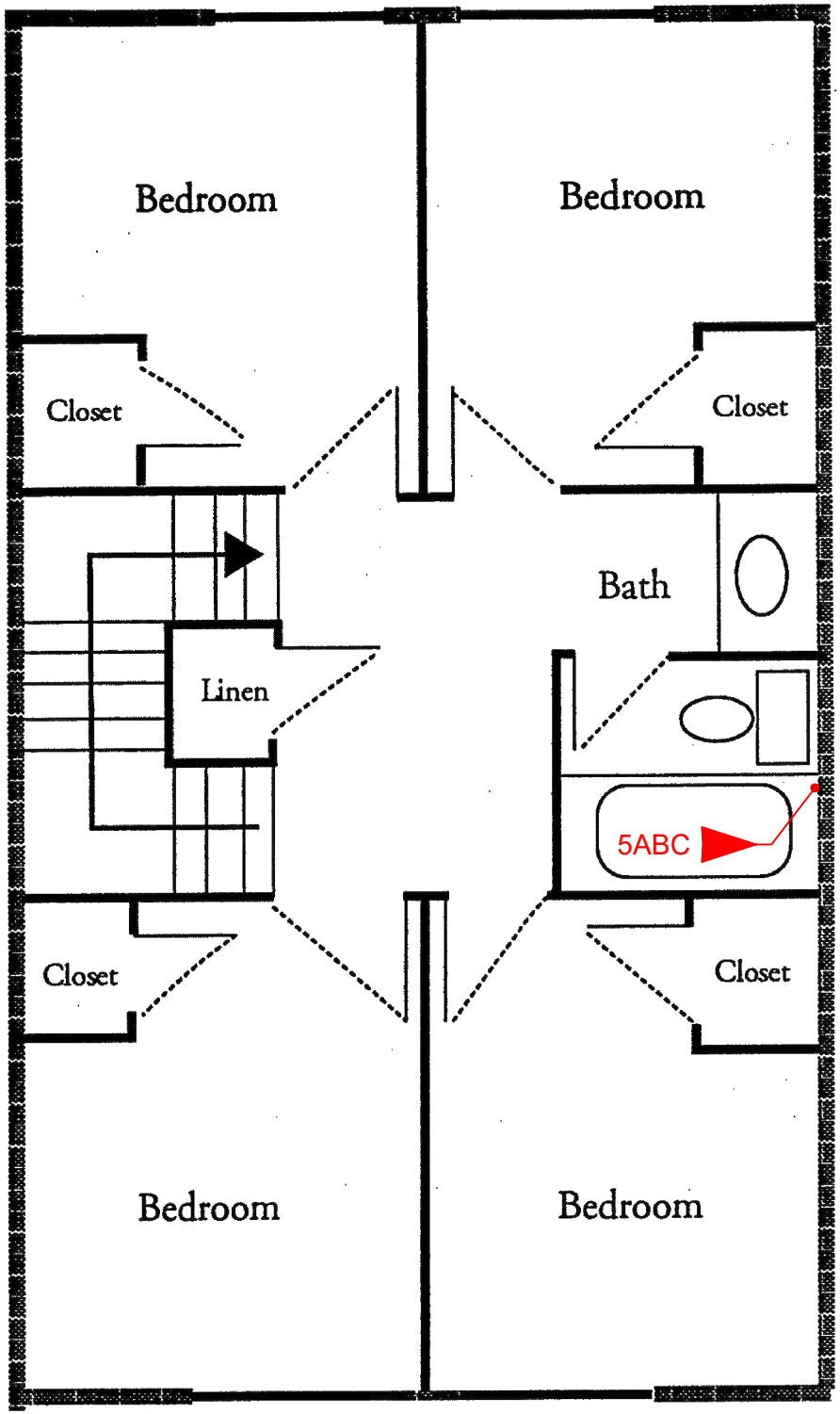
Occupational Hygiene & Engineering



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Locations of site features are approximate and may vary from that shown.

Drawing Title:

Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G5, Second Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

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Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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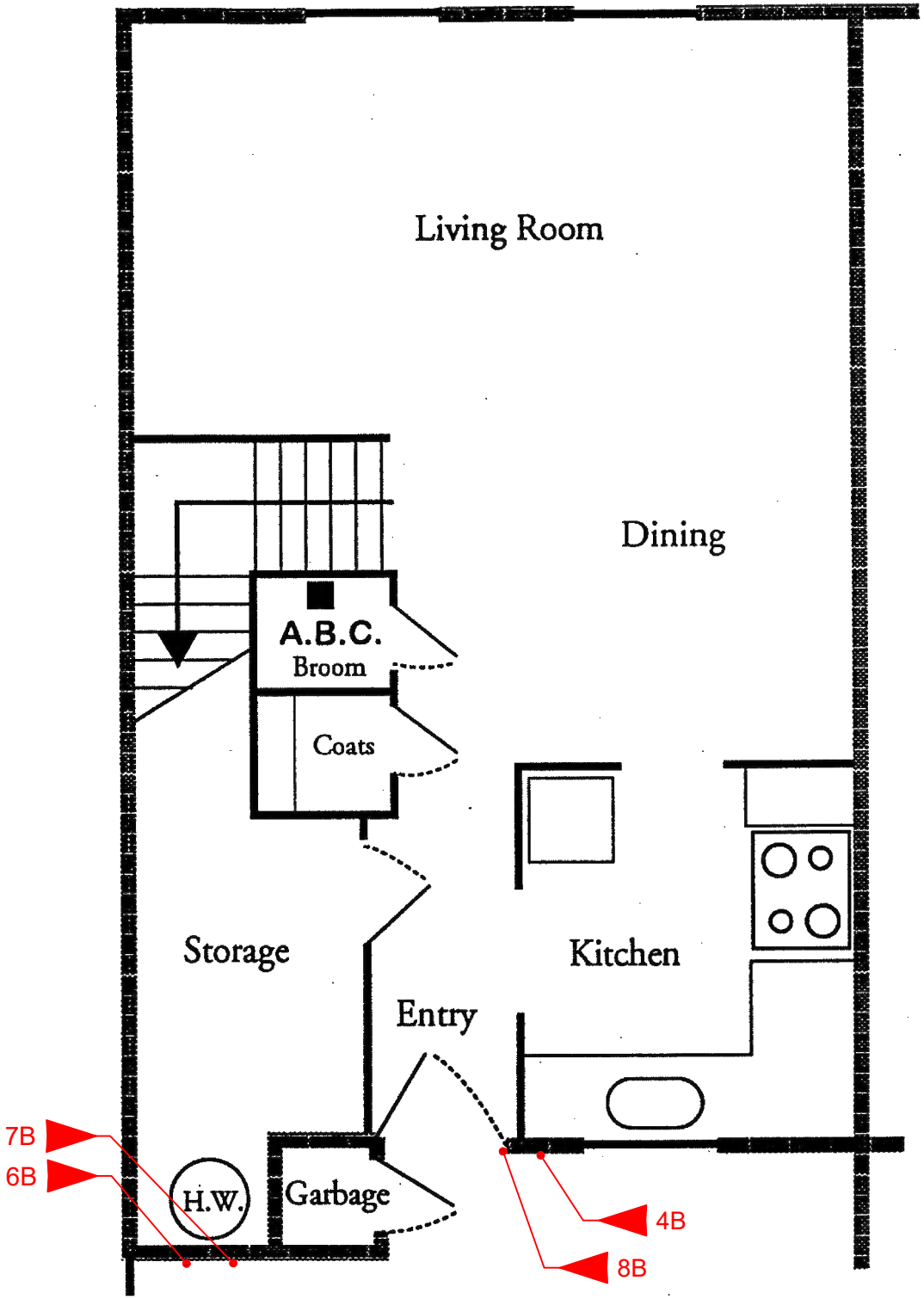
Occupational Hygiene & Engineering



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Locations of site features are approximate and may vary from that shown.

Drawing Title:

Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G8, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

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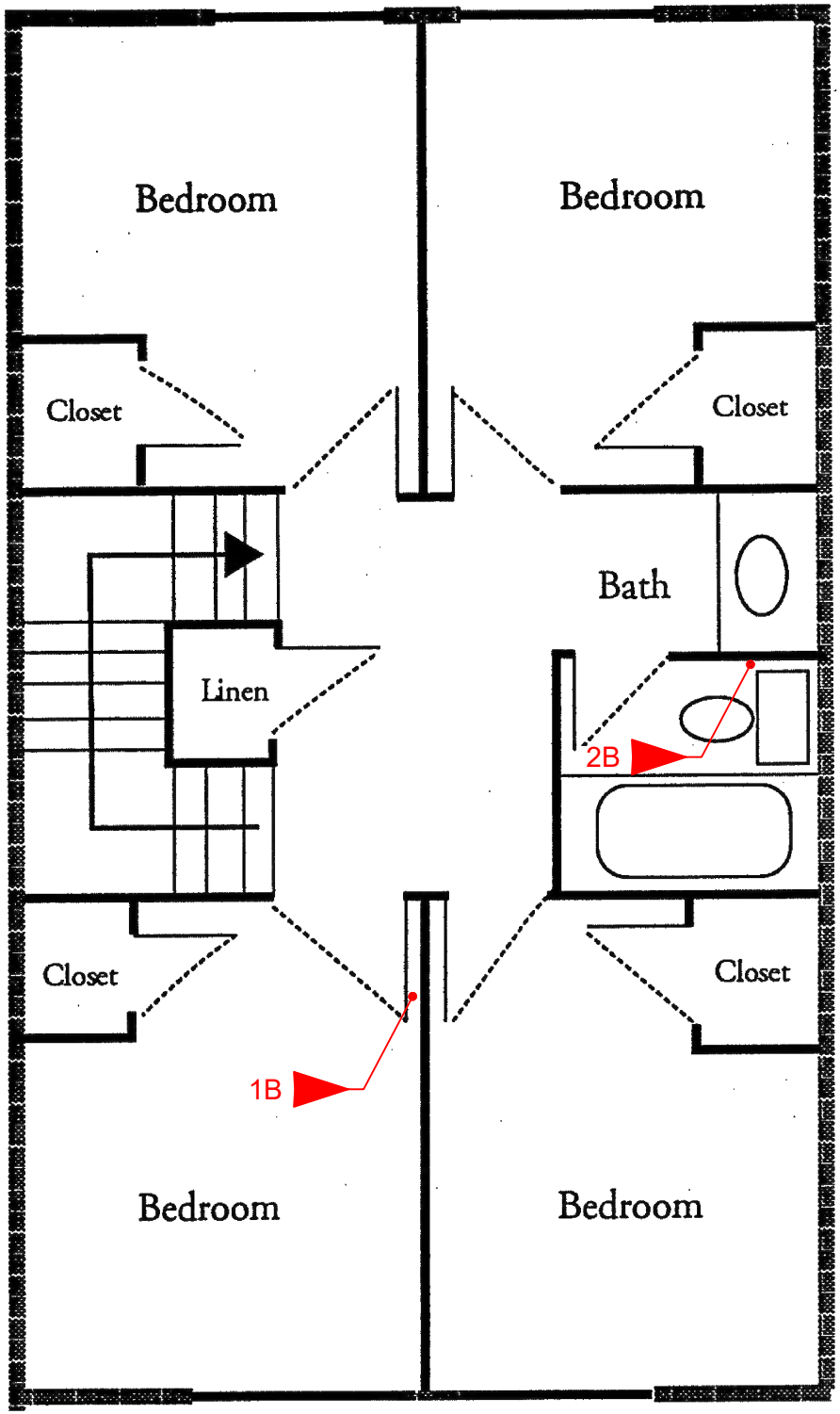
Approved By: MZ	

CONSULTANTS
Occupational Hygiene & Engineering



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xx Asbestos Bulk Sample Location

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Drawing Title:

Asbestos Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G8, Second Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

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Approved By: MZ	

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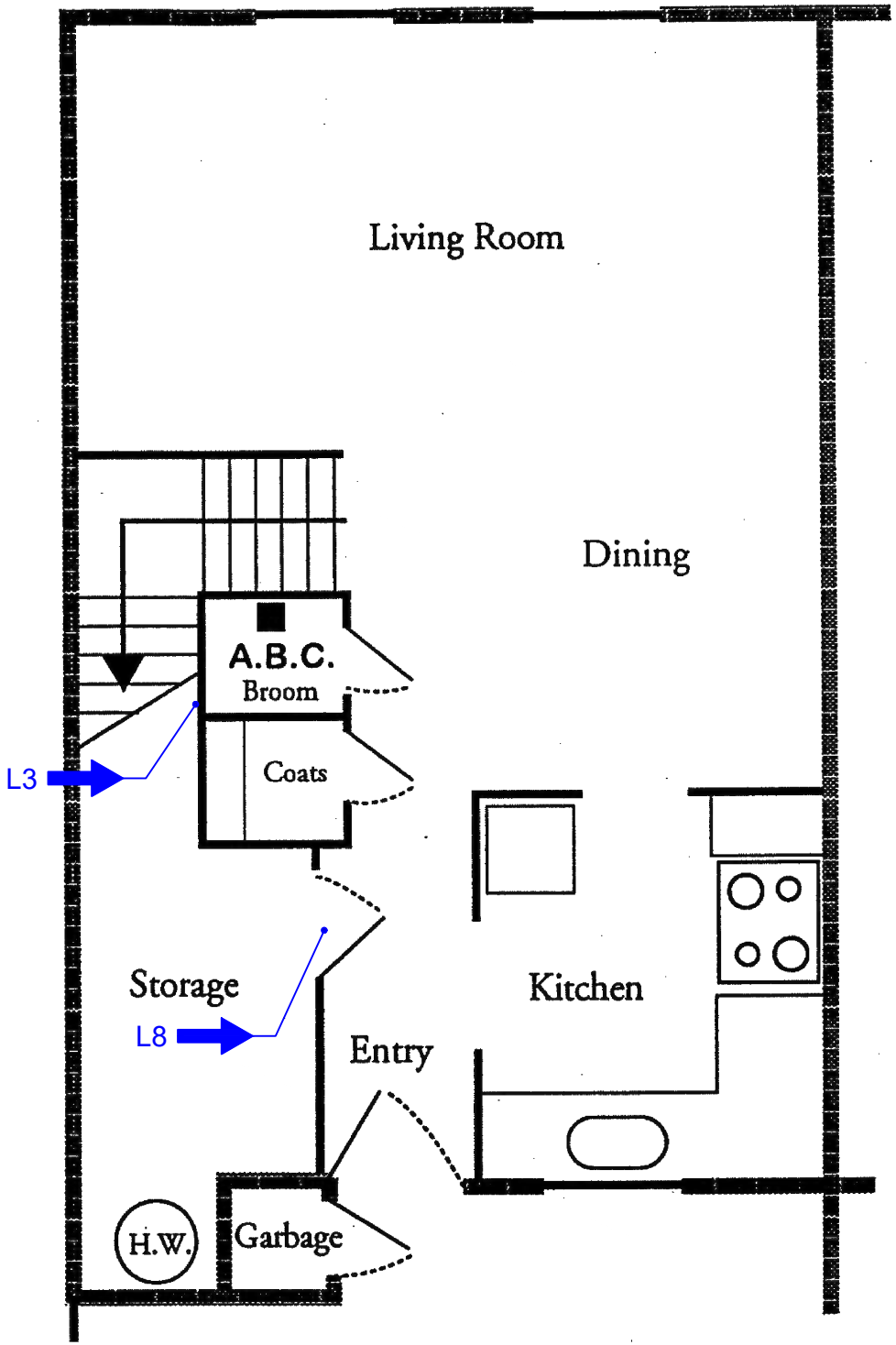

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L# Lead Bulk Sample Location

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Lead Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

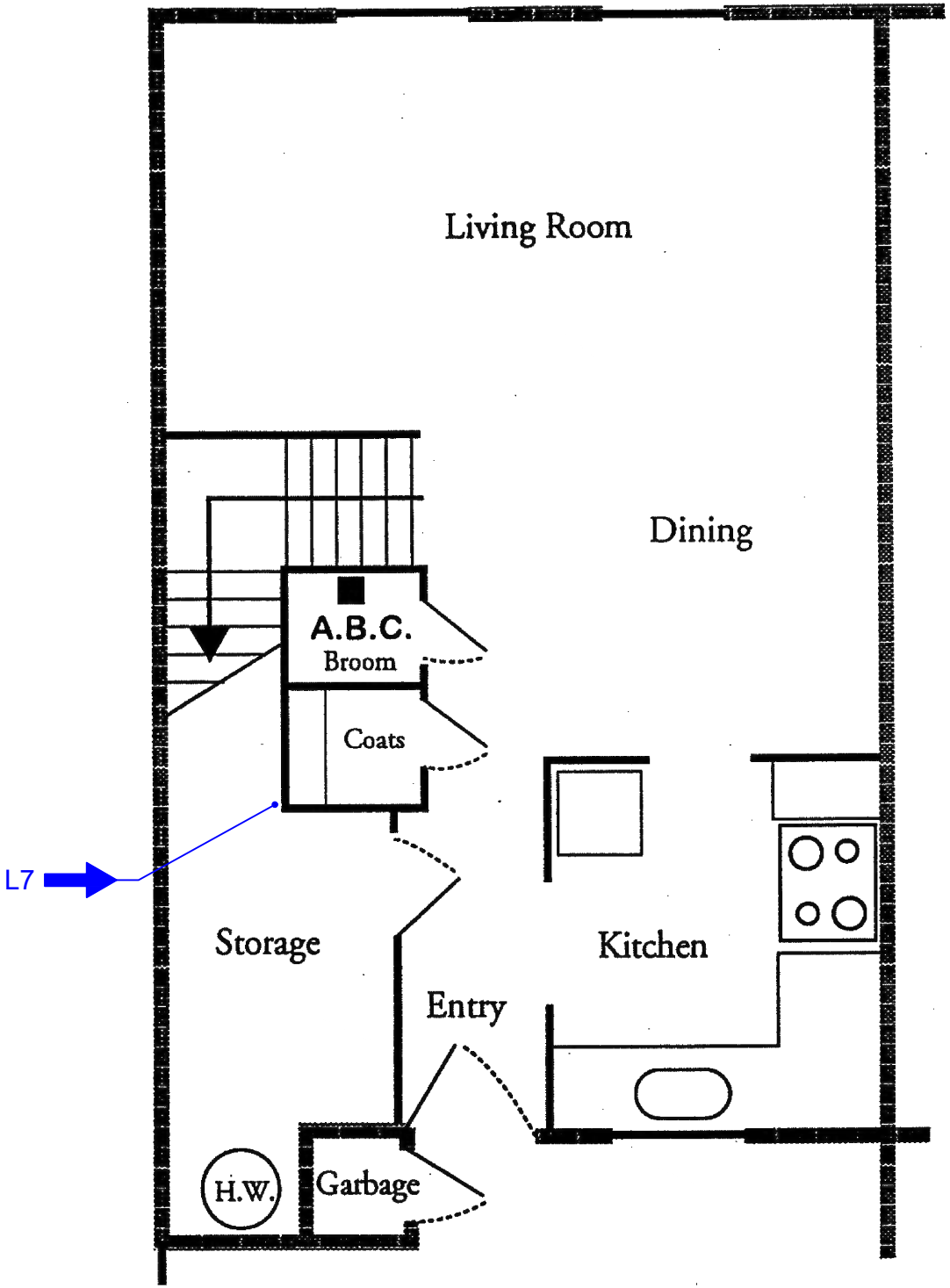
Project Location:
Unit F7, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 2.1
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
Occupational Hygiene & Engineering



Legend:

L# Lead Bulk Sample Location

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Lead Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

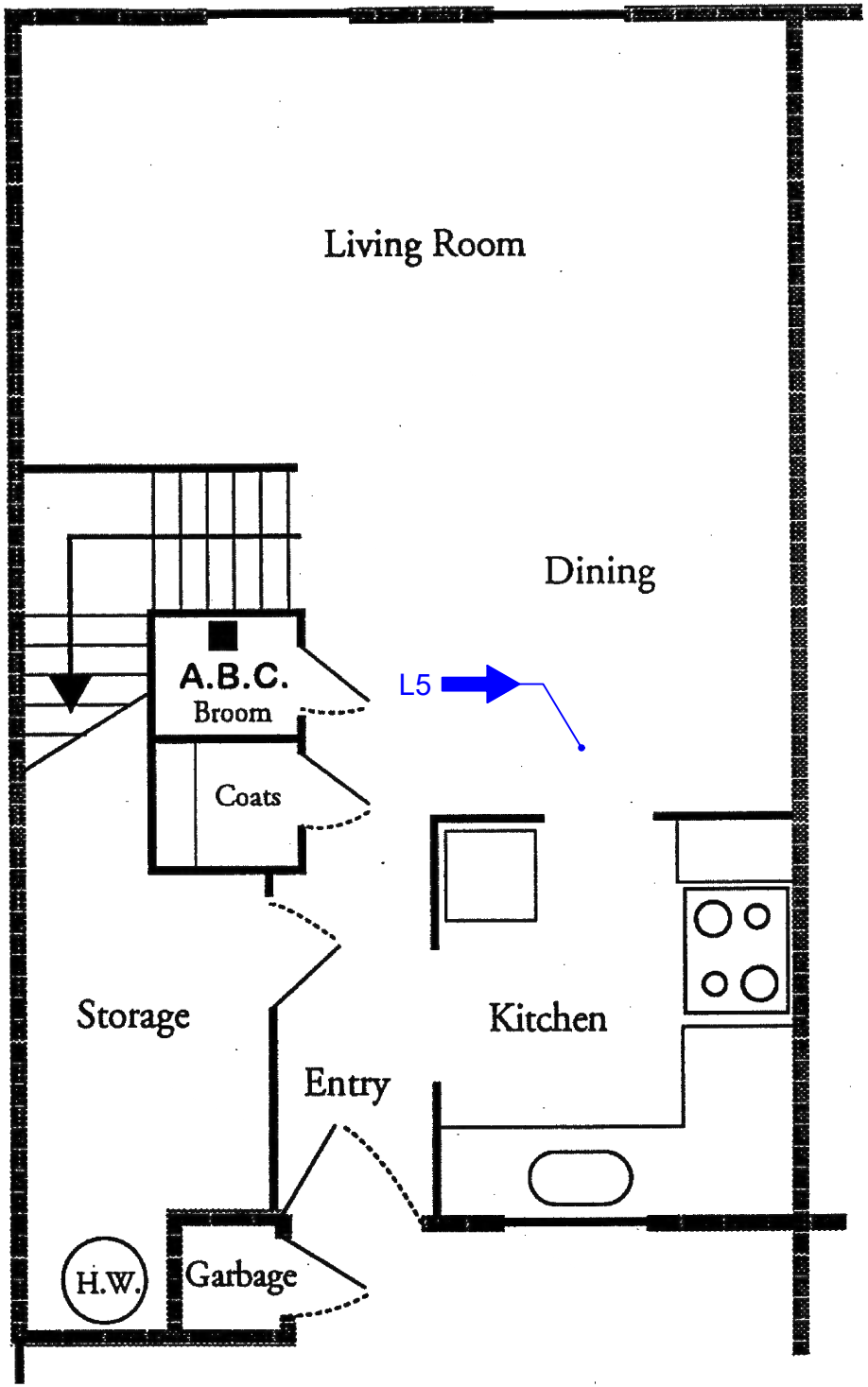
Project Location:
Unit F11, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 2.2
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
Occupational Hygiene & Engineering



Legend:

L5 Lead Bulk Sample Location

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Lead Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

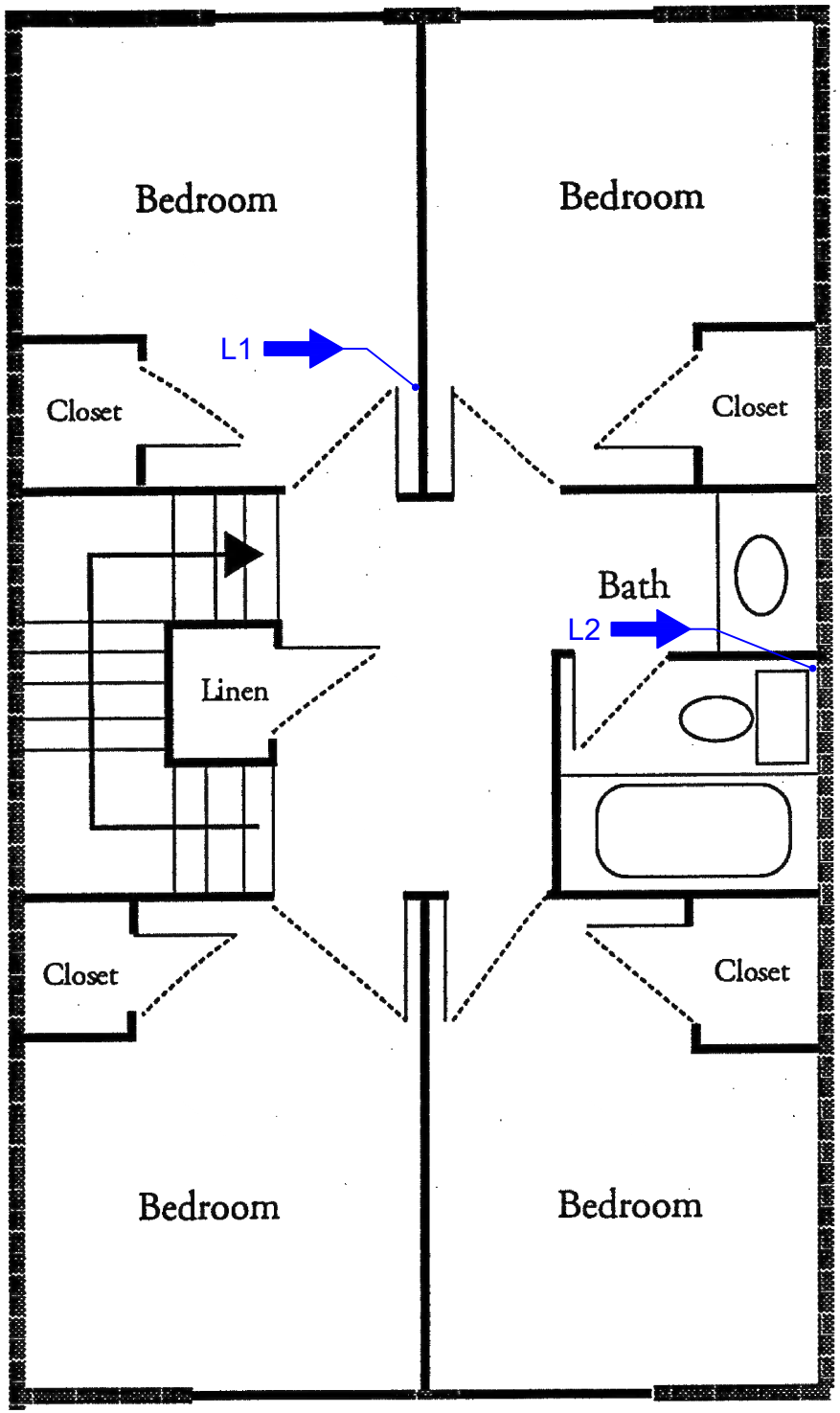
Project Location:
Unit G2, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 2.3
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
Occupational Hygiene & Engineering



Legend:

LX → Lead Bulk Sample Location

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Lead Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G2, Second Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026

Drawing No: 2.4

Scale: NTS

Drawn By: AB

Approved By: MZ

CONSULTANTS
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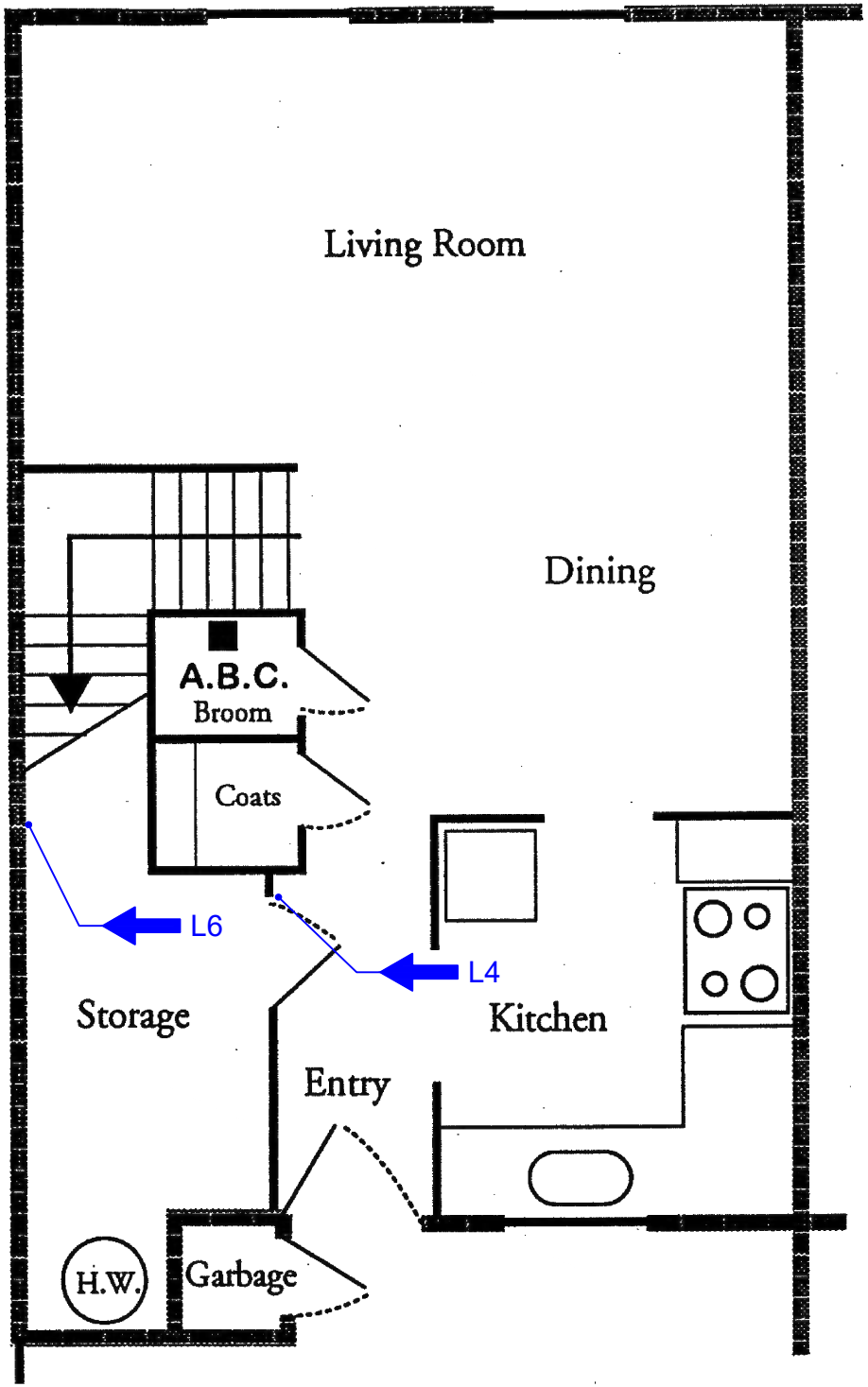


Legend:

Lead Bulk Sample Location

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Lead Bulk Sample Locations

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

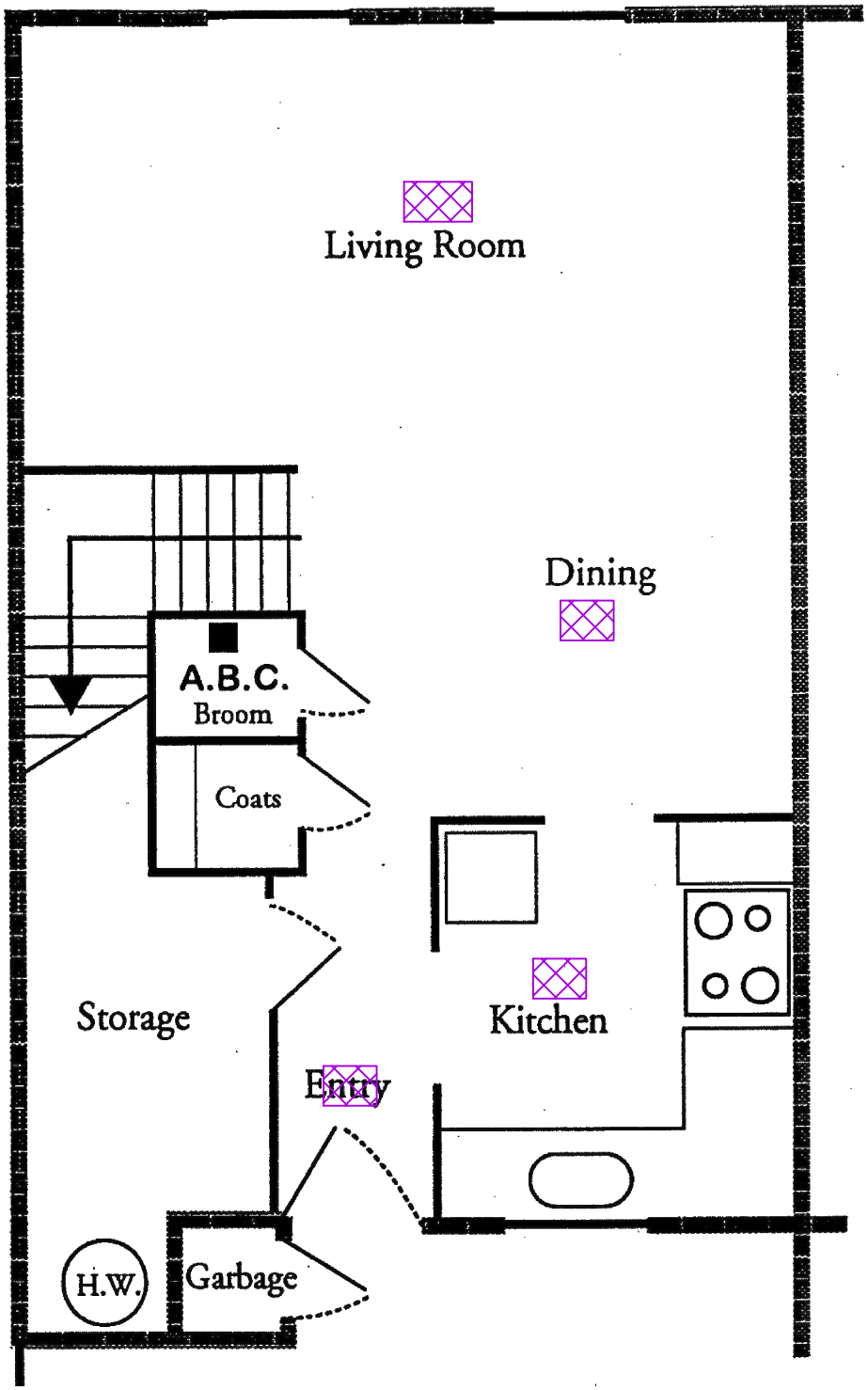
Project Location:
Unit G5, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 2.5
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
Occupational Hygiene & Engineering



Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F1, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.1
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
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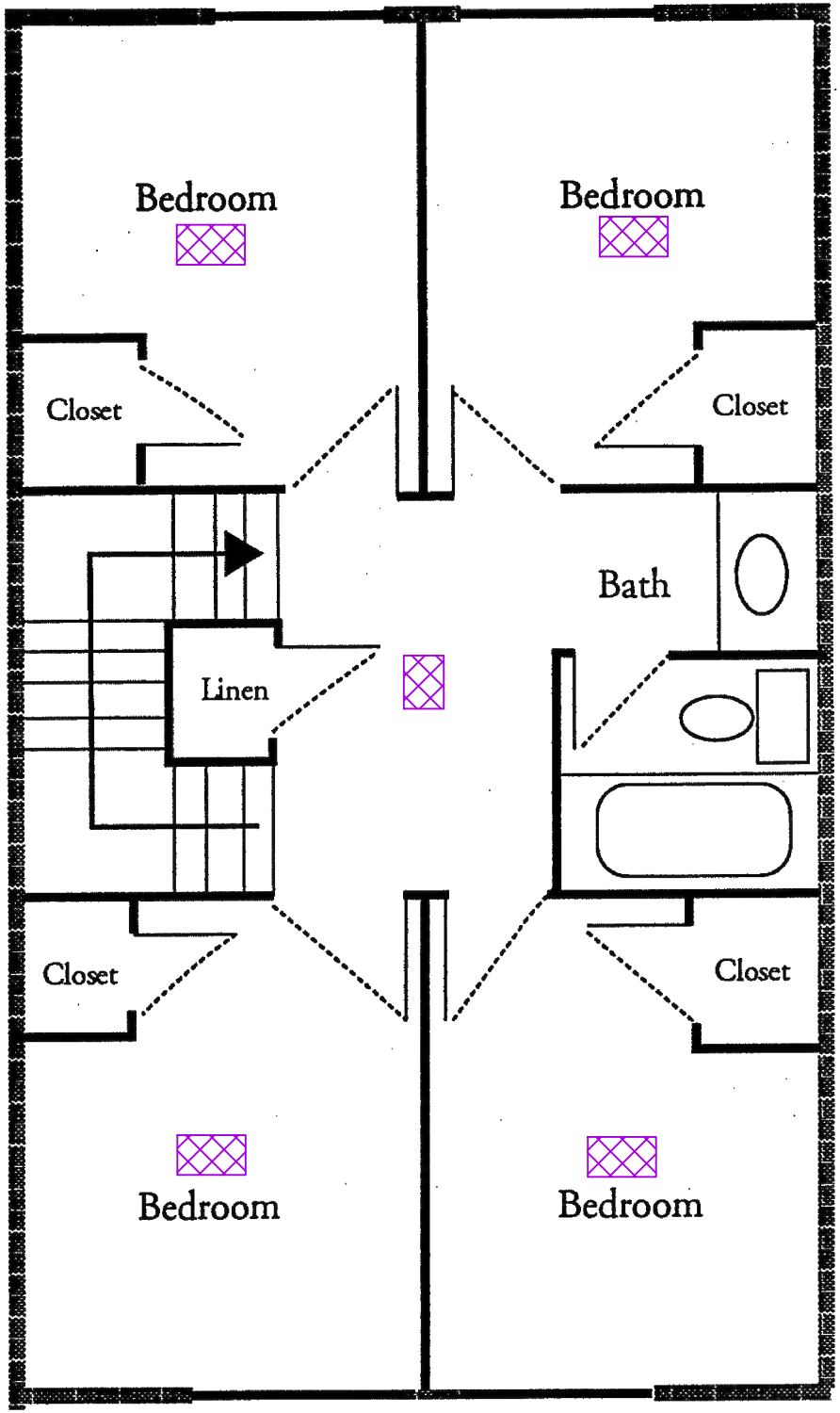

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F1, Second Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.2
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
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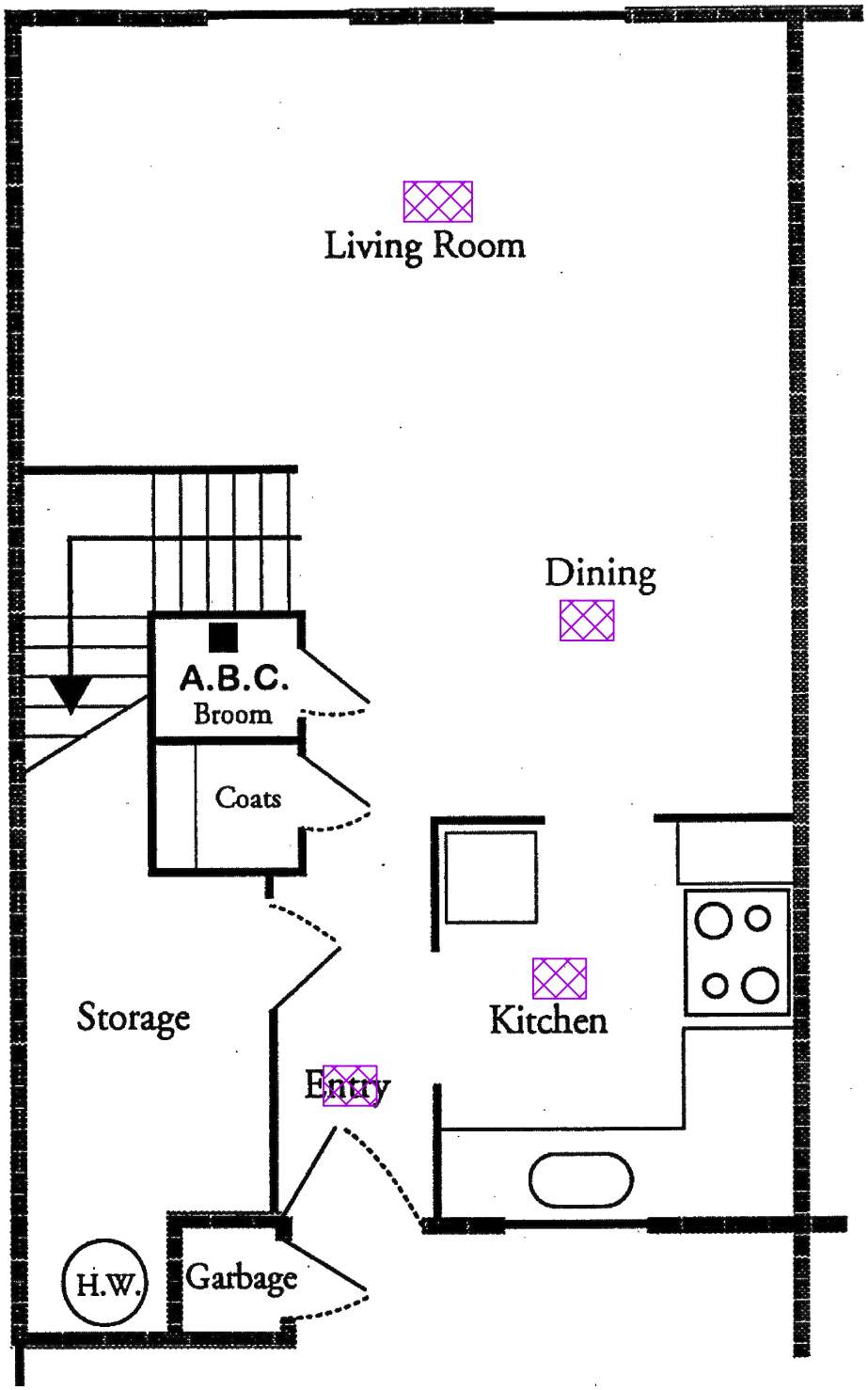

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F7, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.3
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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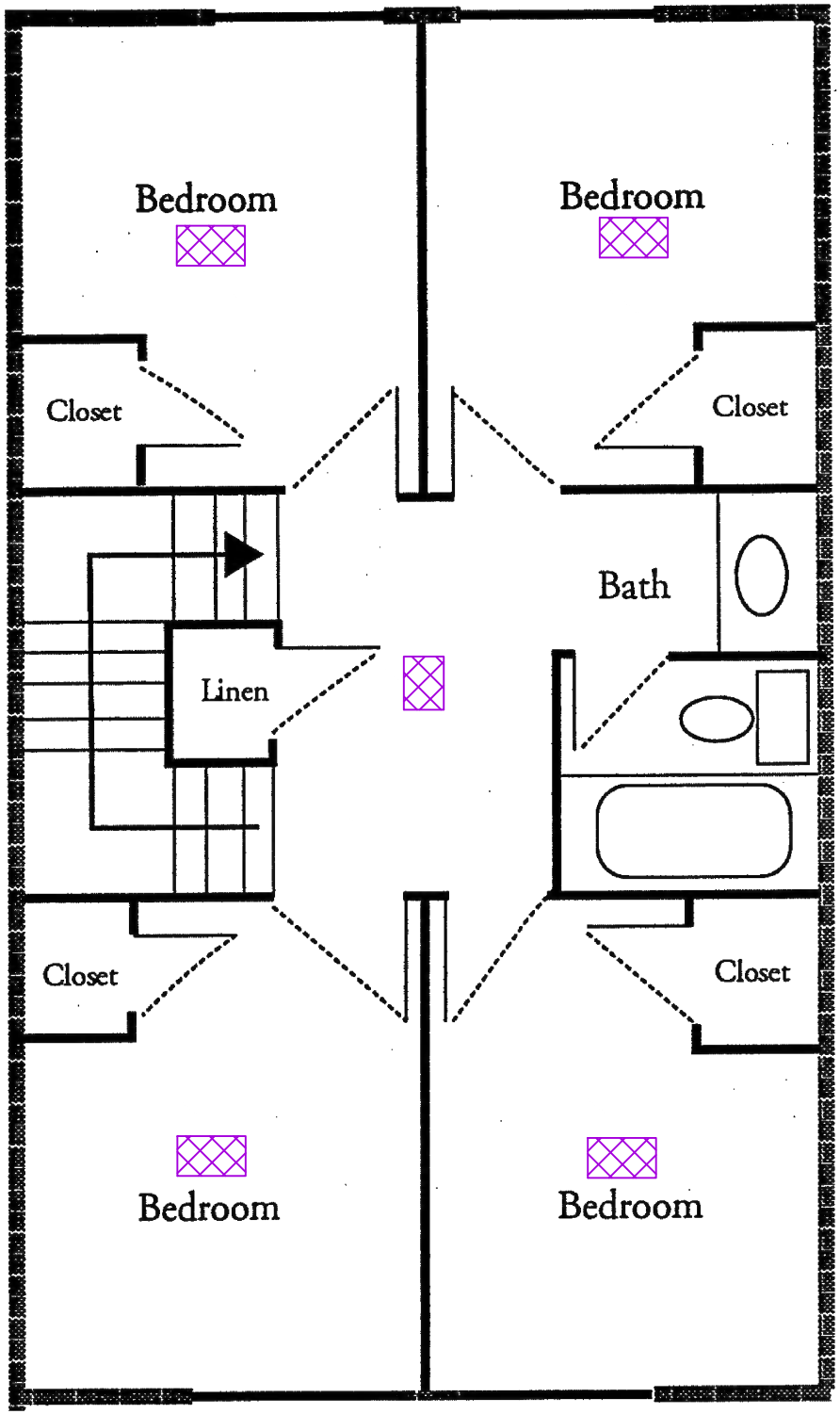

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F7, Second Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.4
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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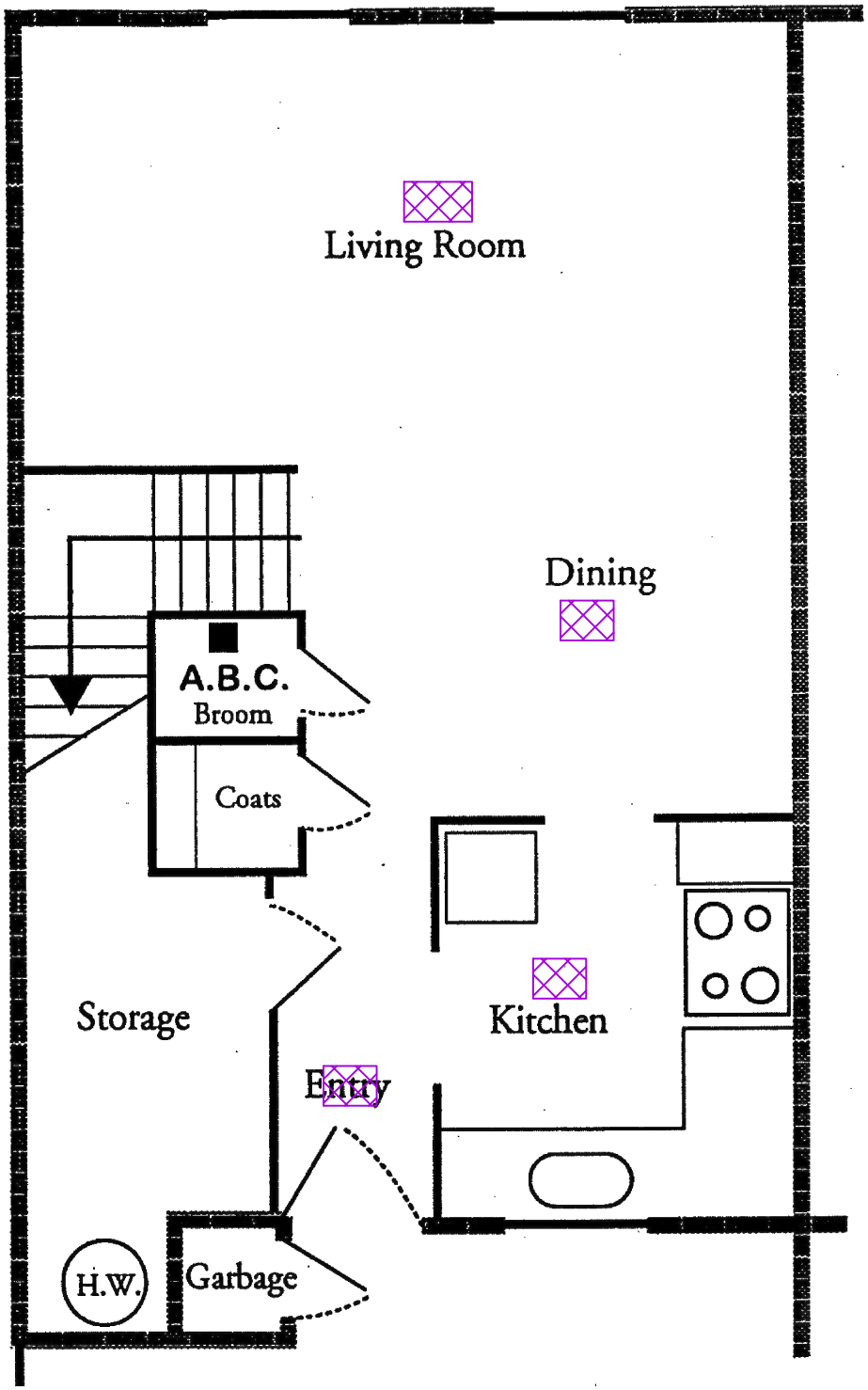

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F11, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.5
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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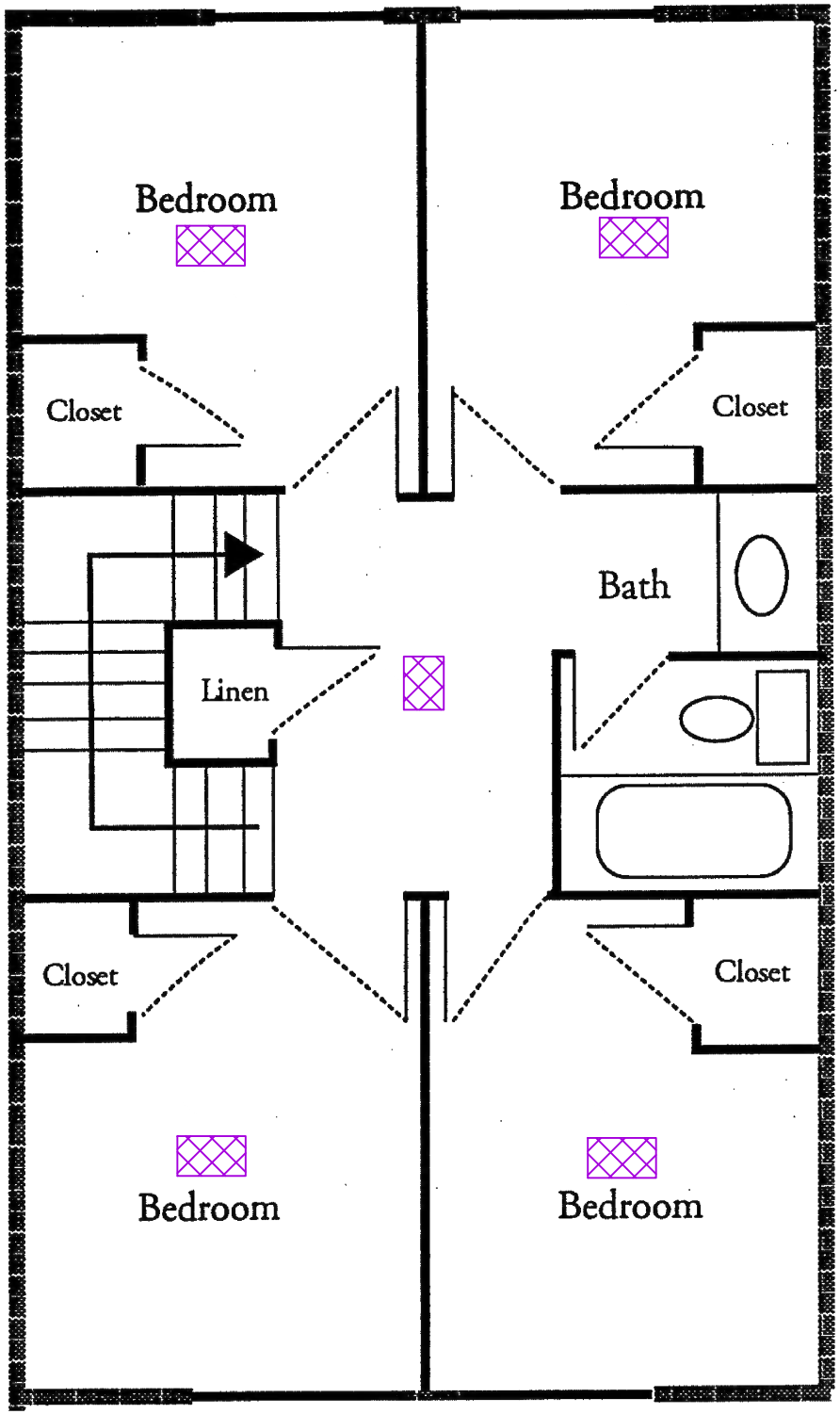

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F11, Second Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.6
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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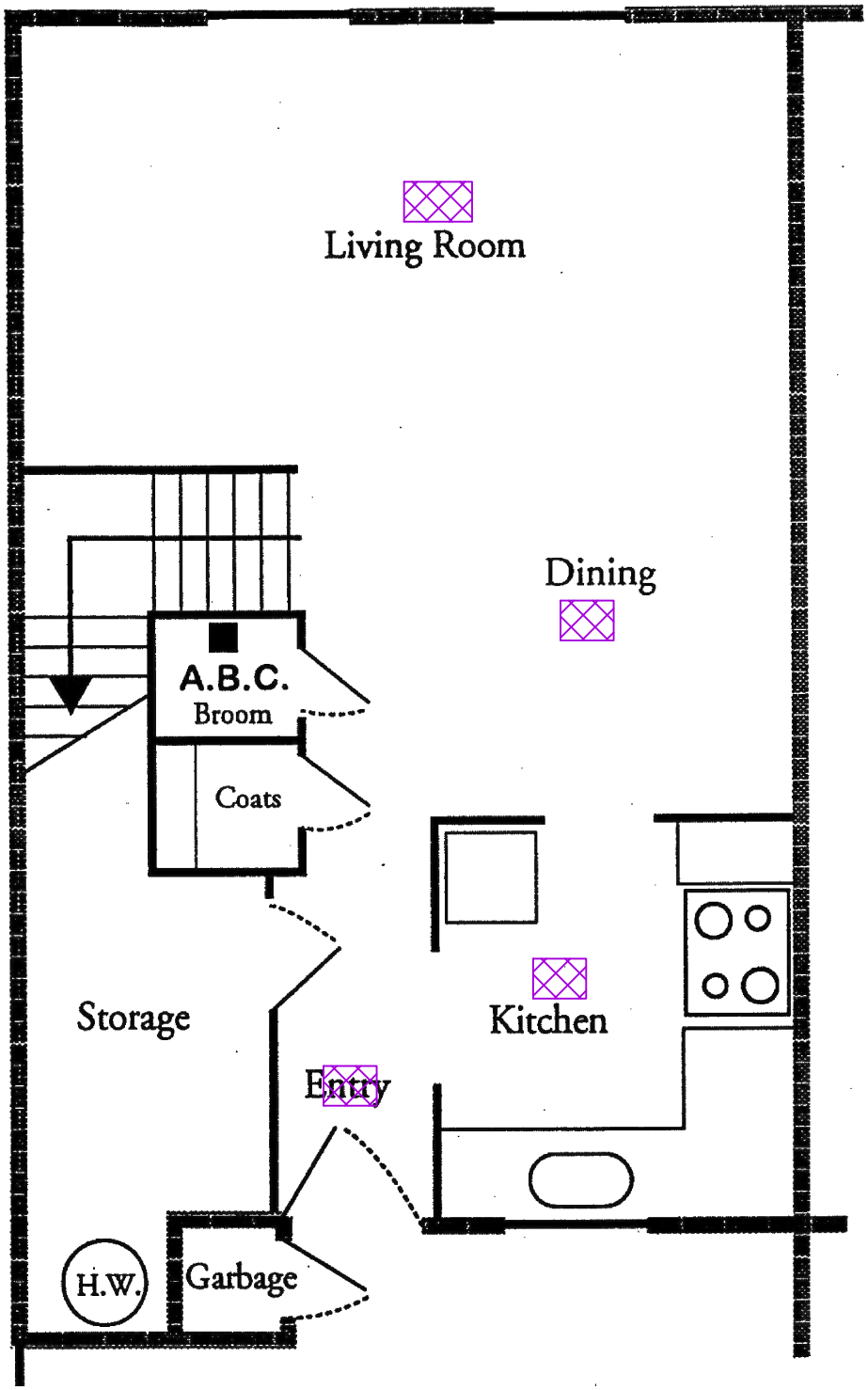


Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

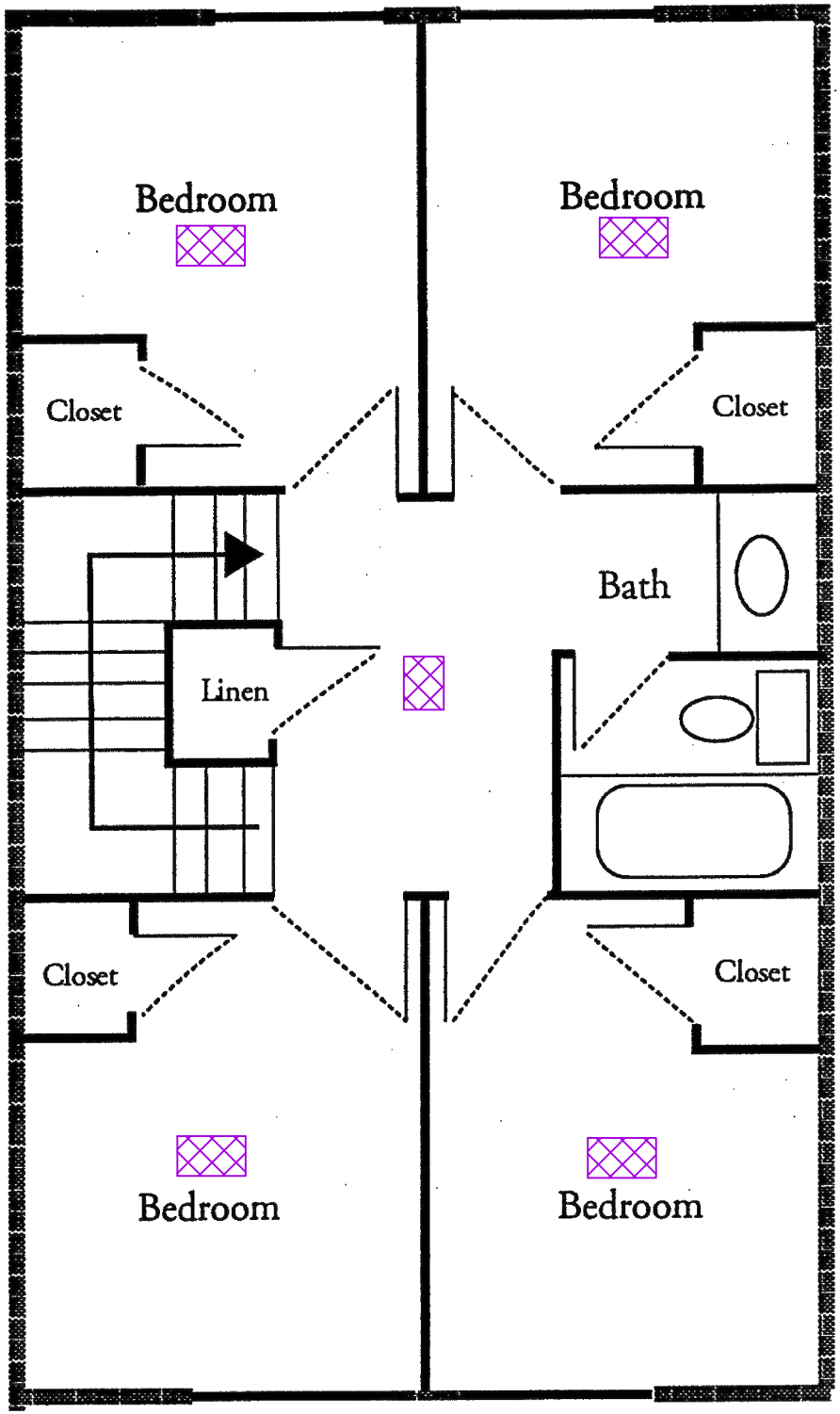
Project Location:
Unit G2, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.7
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

MTE CONSULTANTS
Occupational Hygiene & Engineering



Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G2, Second Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.8
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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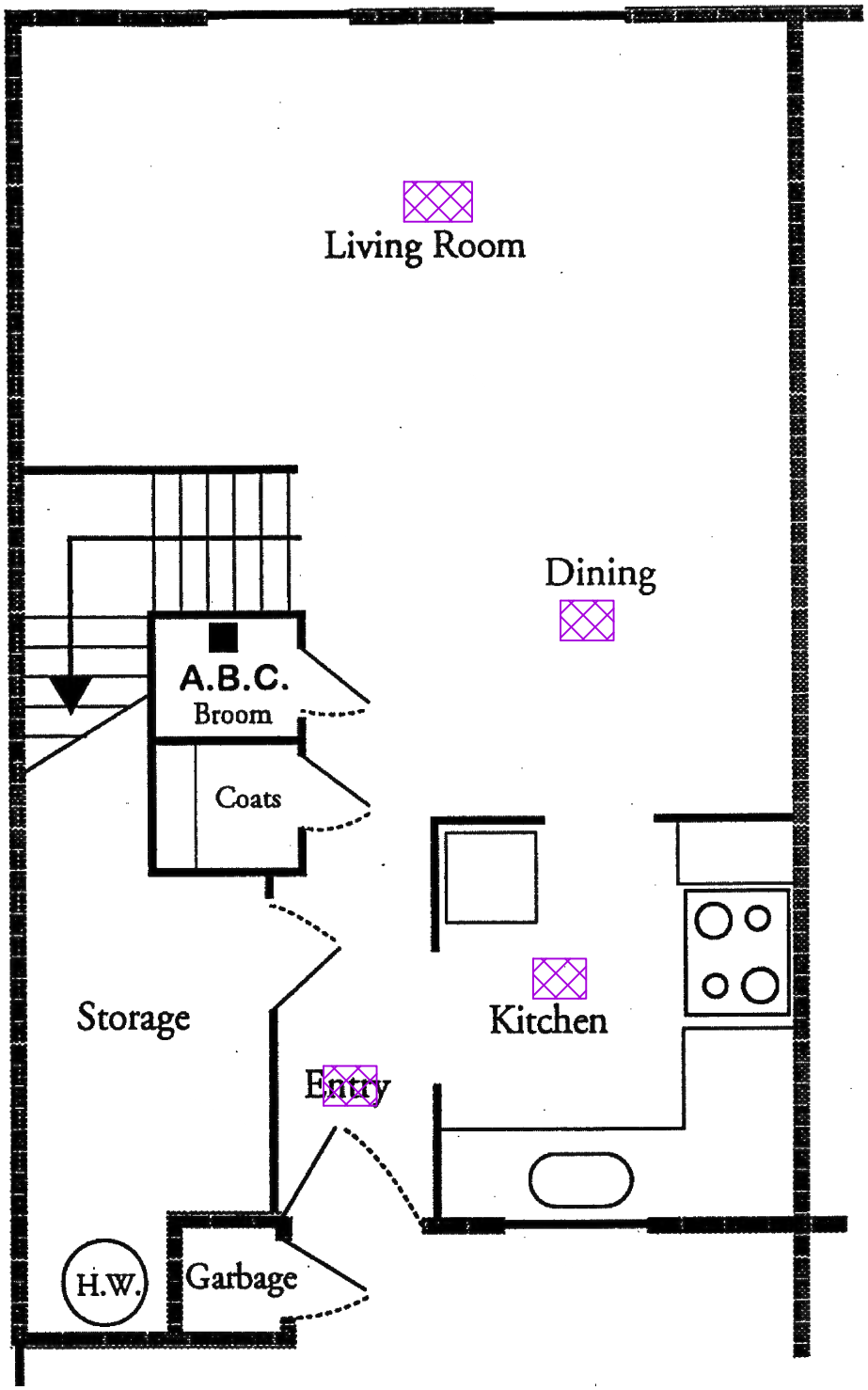

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G5, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.9
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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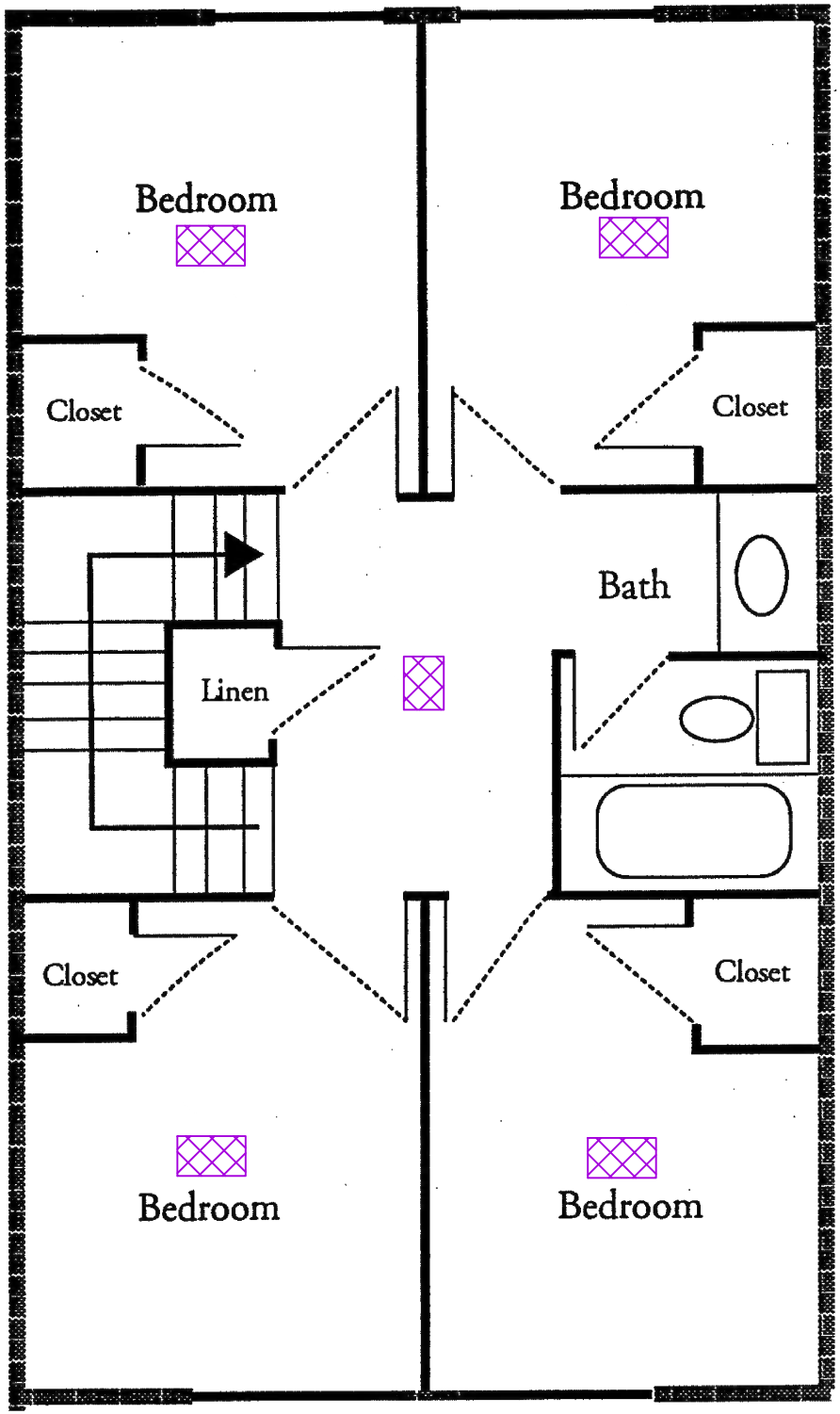

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G5, Second Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.10
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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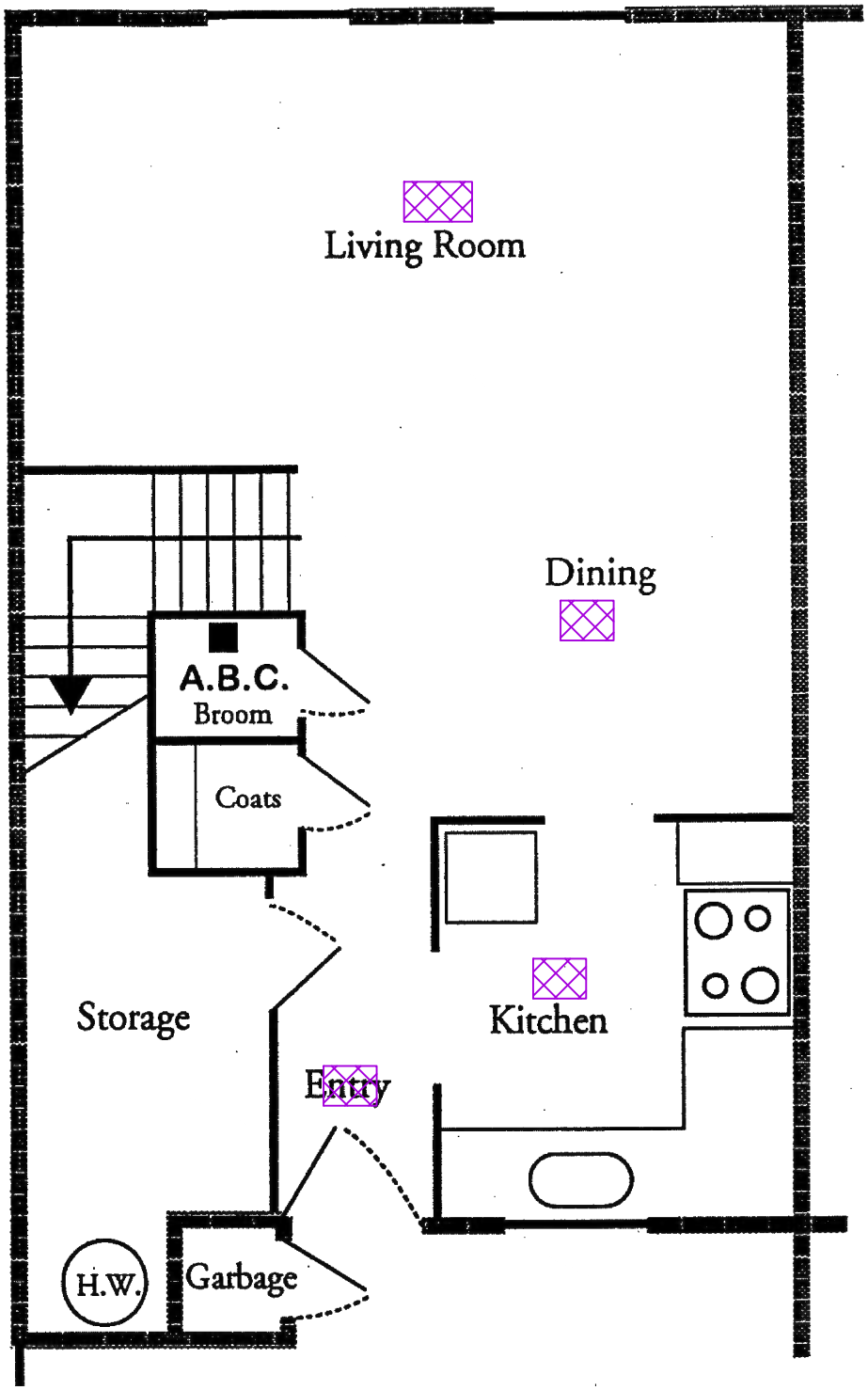

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G8, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.11
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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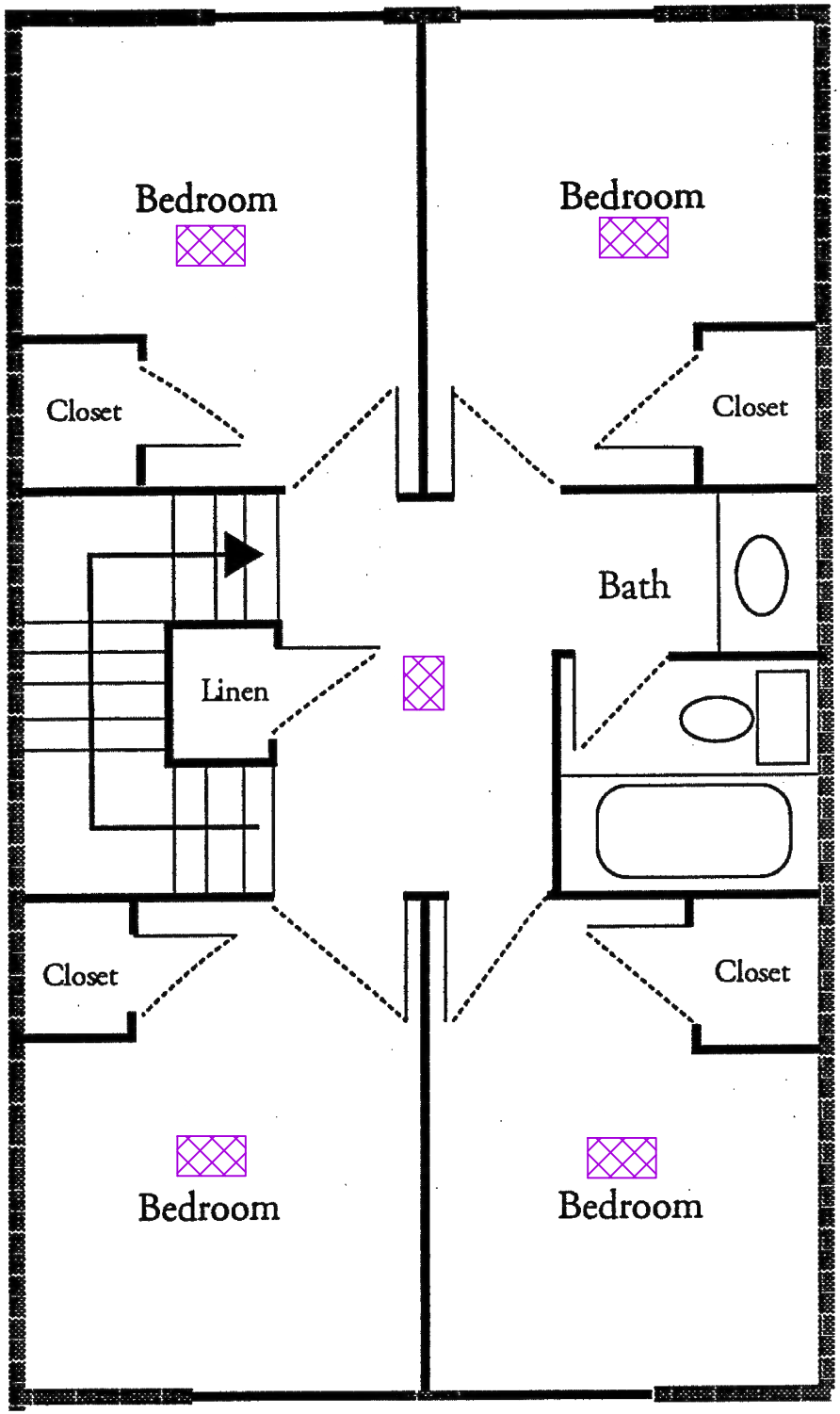

Legend:

Asbestos-Containing Incandescent Heat Shield (Presumed)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G8, Second Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 3.12
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

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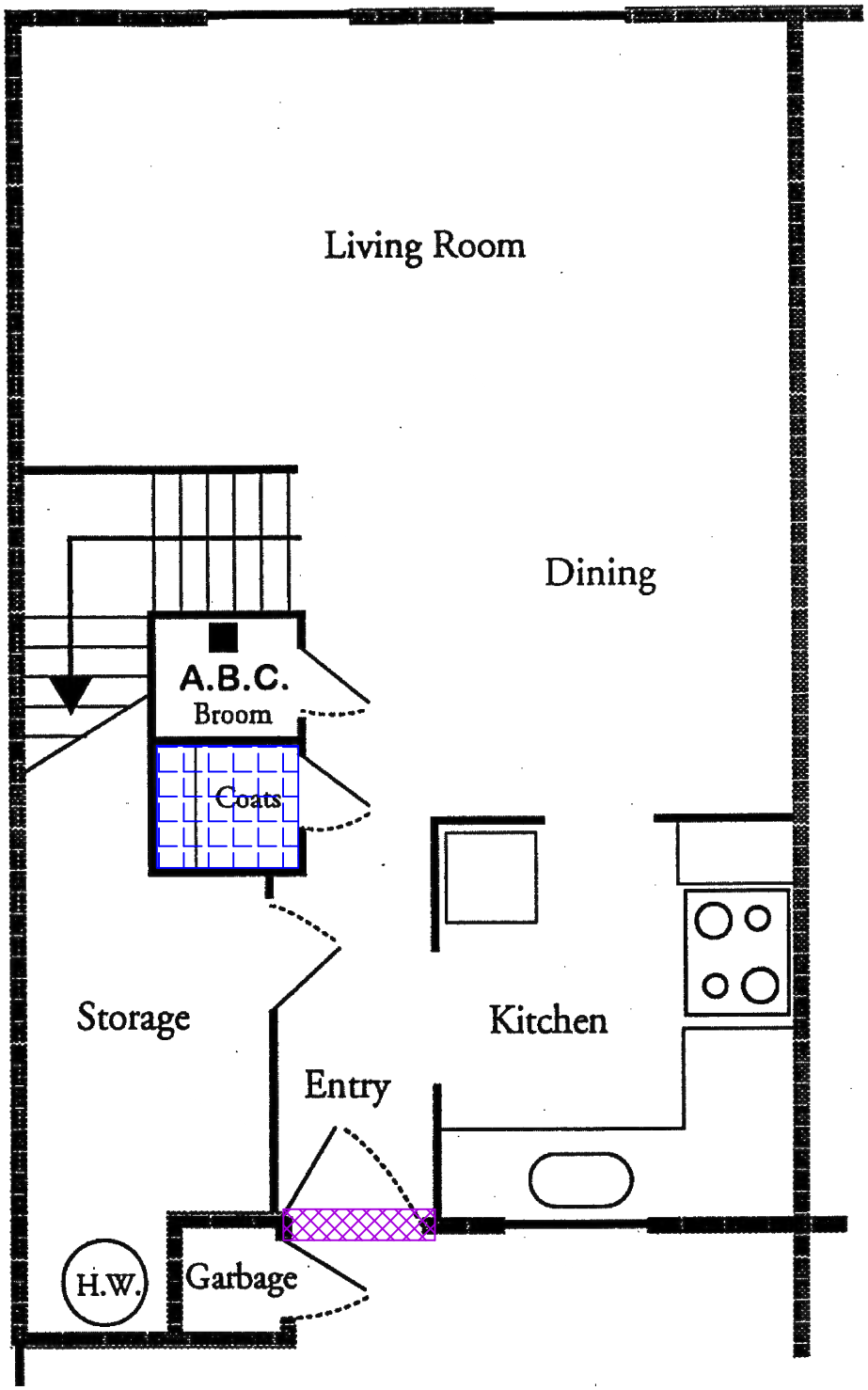

Legend:

Asbestos-Containing Caulking

Asbestos-Containing Vinyl Floor Tiles (VFTs)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Non-Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit F1, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 4.1
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
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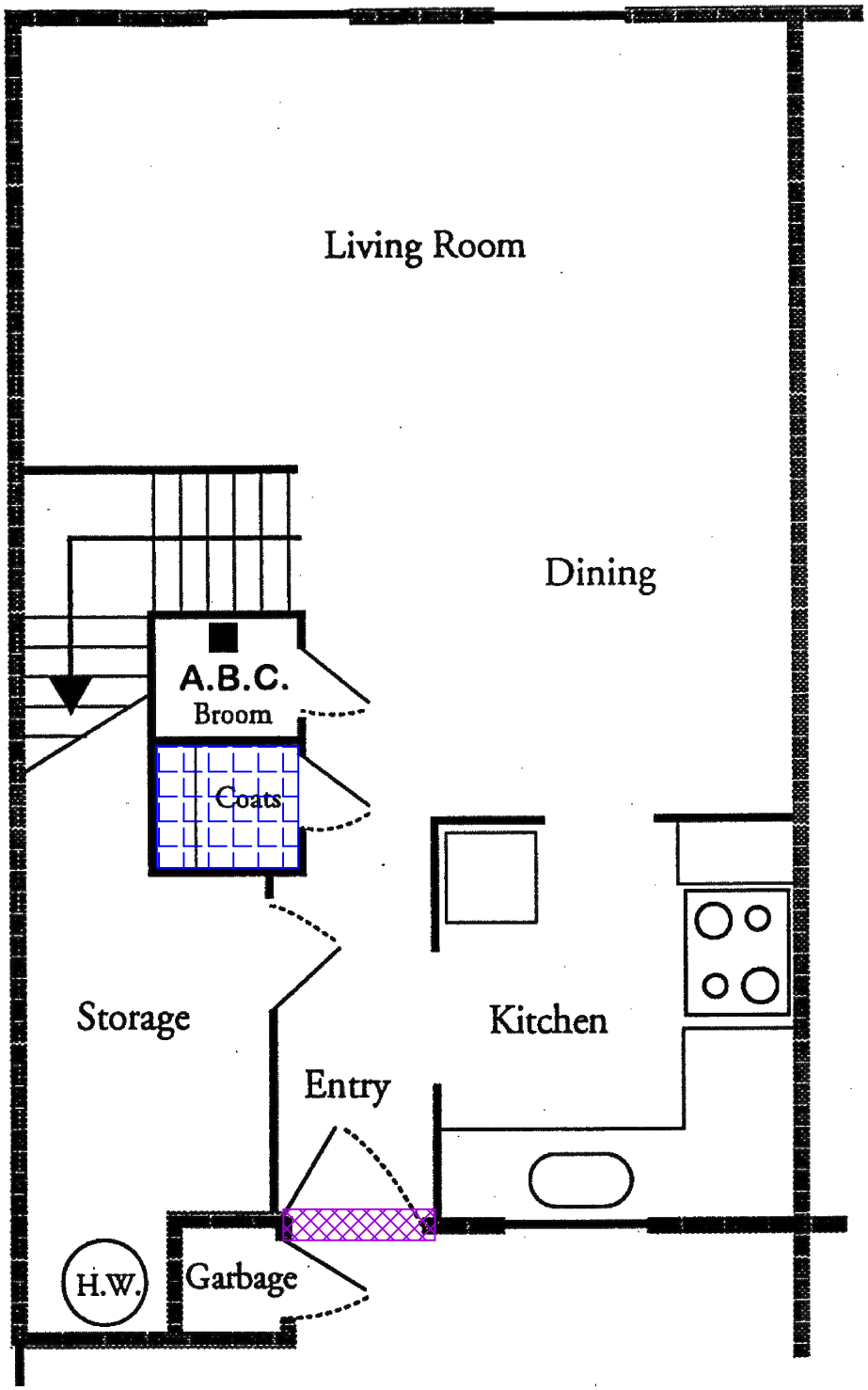


Legend:

Asbestos-Containing Caulking

Asbestos-Containing Vinyl Floor Tiles (VFTs)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Non-Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

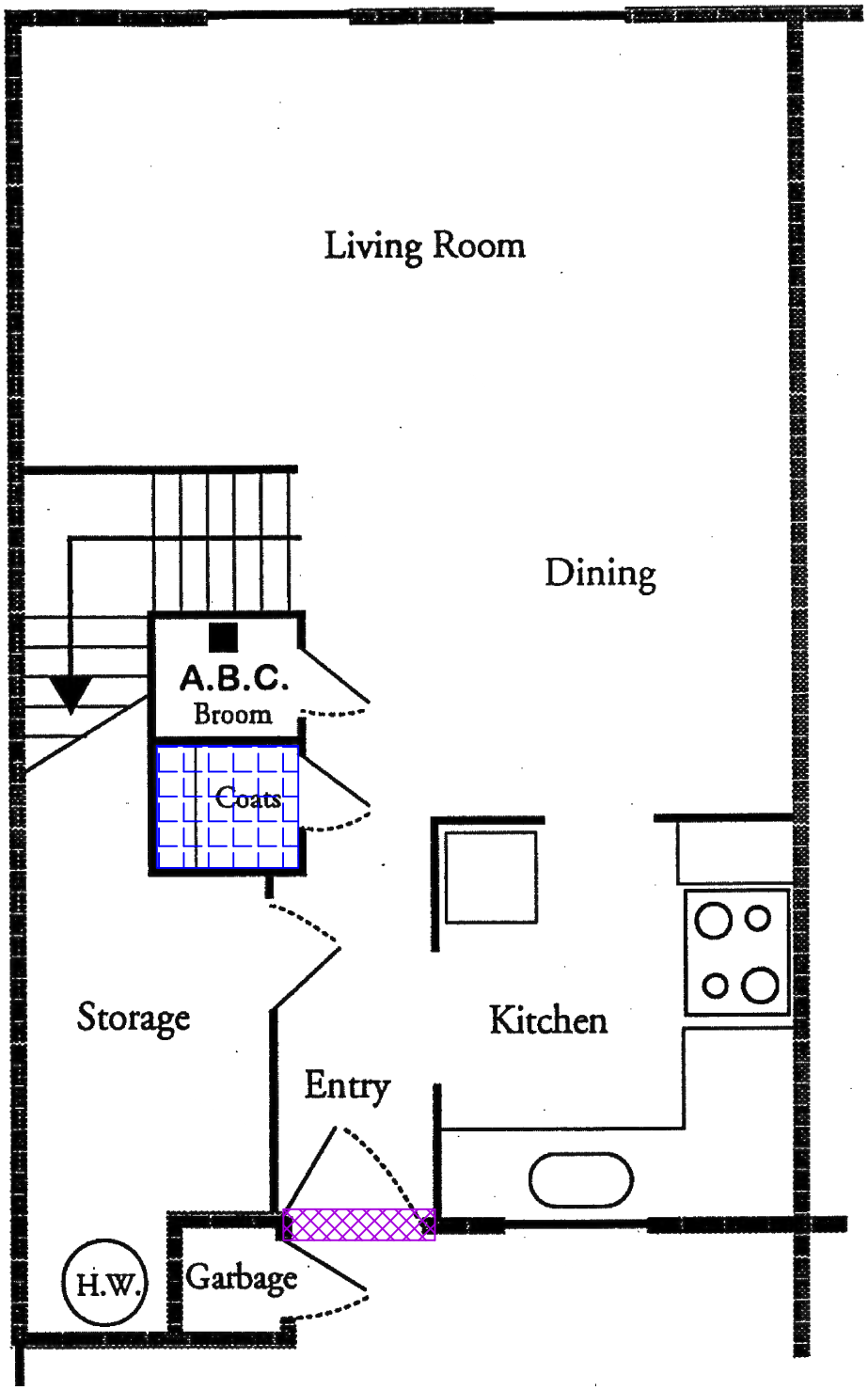
Project Location:
Unit F7, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 4.2
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
Occupational Hygiene & Engineering



Legend:

Asbestos-Containing Caulking

Asbestos-Containing Vinyl Floor Tiles (VFTs)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Non-Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

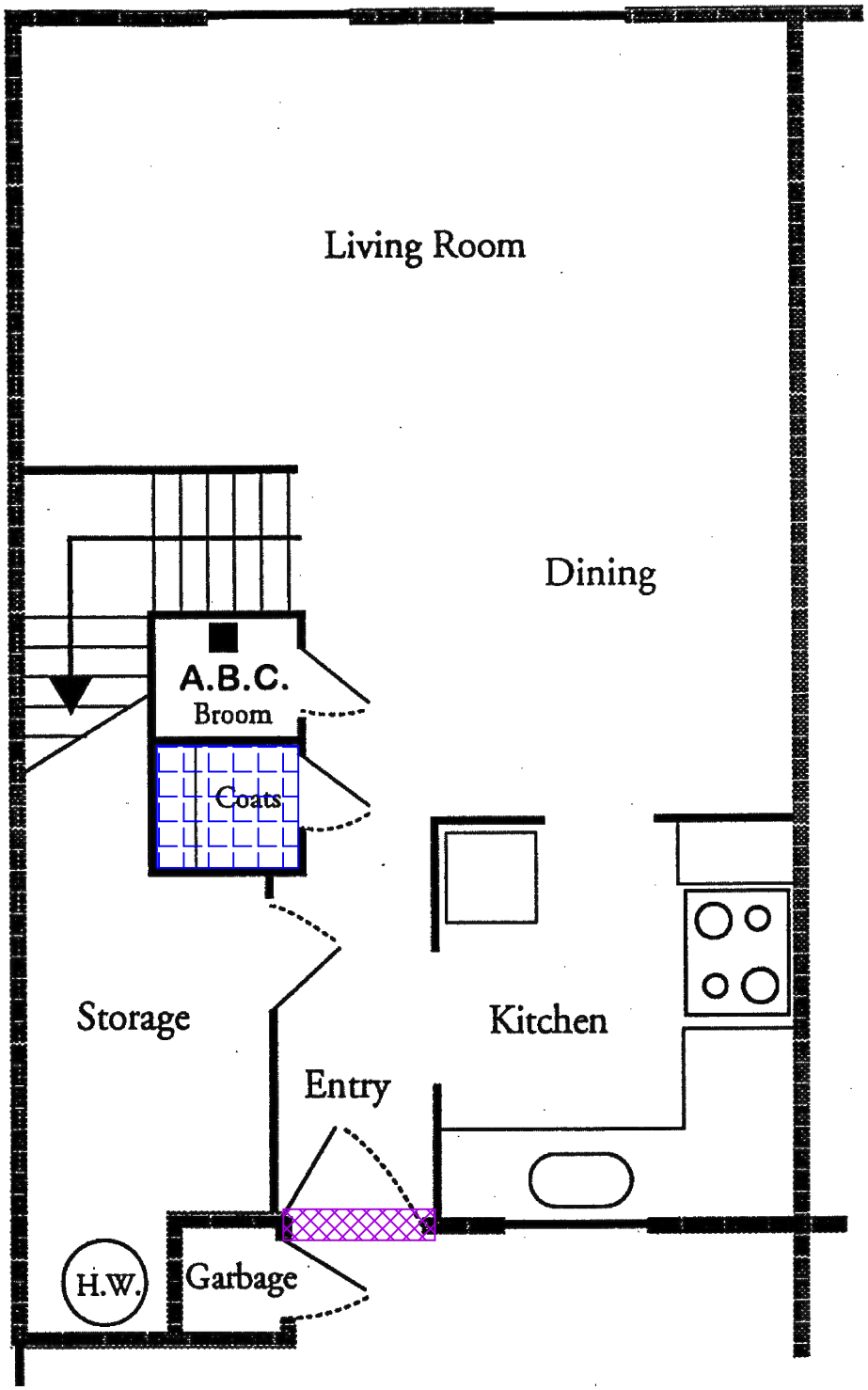
Project Location:
Unit F11, Ground Floor
Fir Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026	Drawing No: 4.3
Scale: NTS	
Drawn By: AB	
Approved By: MZ	

CONSULTANTS
Occupational Hygiene & Engineering



Legend:

Asbestos-Containing Caulking

Asbestos-Containing Vinyl Floor Tiles (VFTs)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Non-Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G2, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026

Scale: NTS

Drawn By: AB

Approved By: MZ

Drawing No:

4.4

CONSULTANTS
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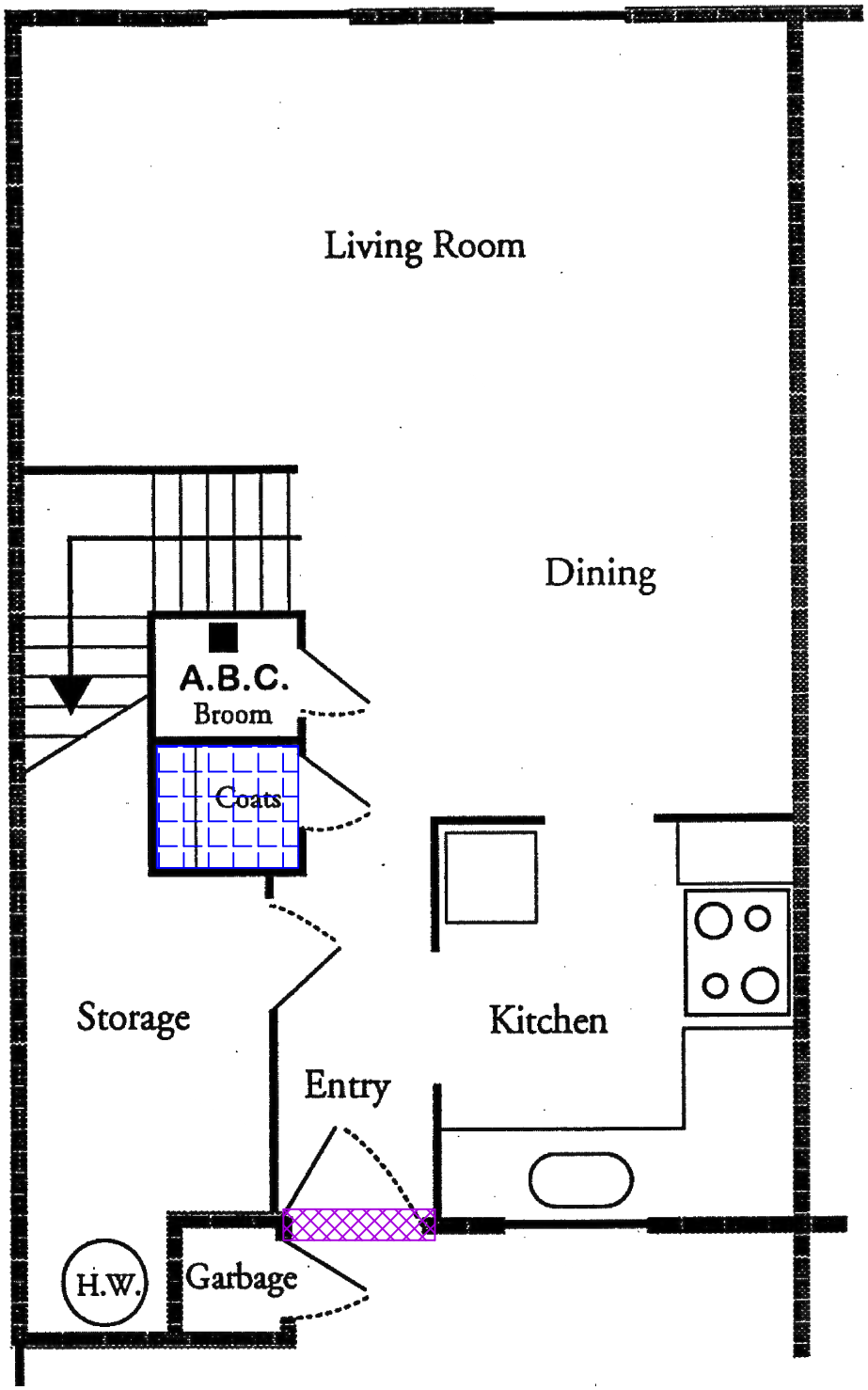


Legend:

Asbestos-Containing Caulking

Asbestos-Containing Vinyl Floor Tiles (VFTs)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Non-Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G5, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026

Scale: NTS

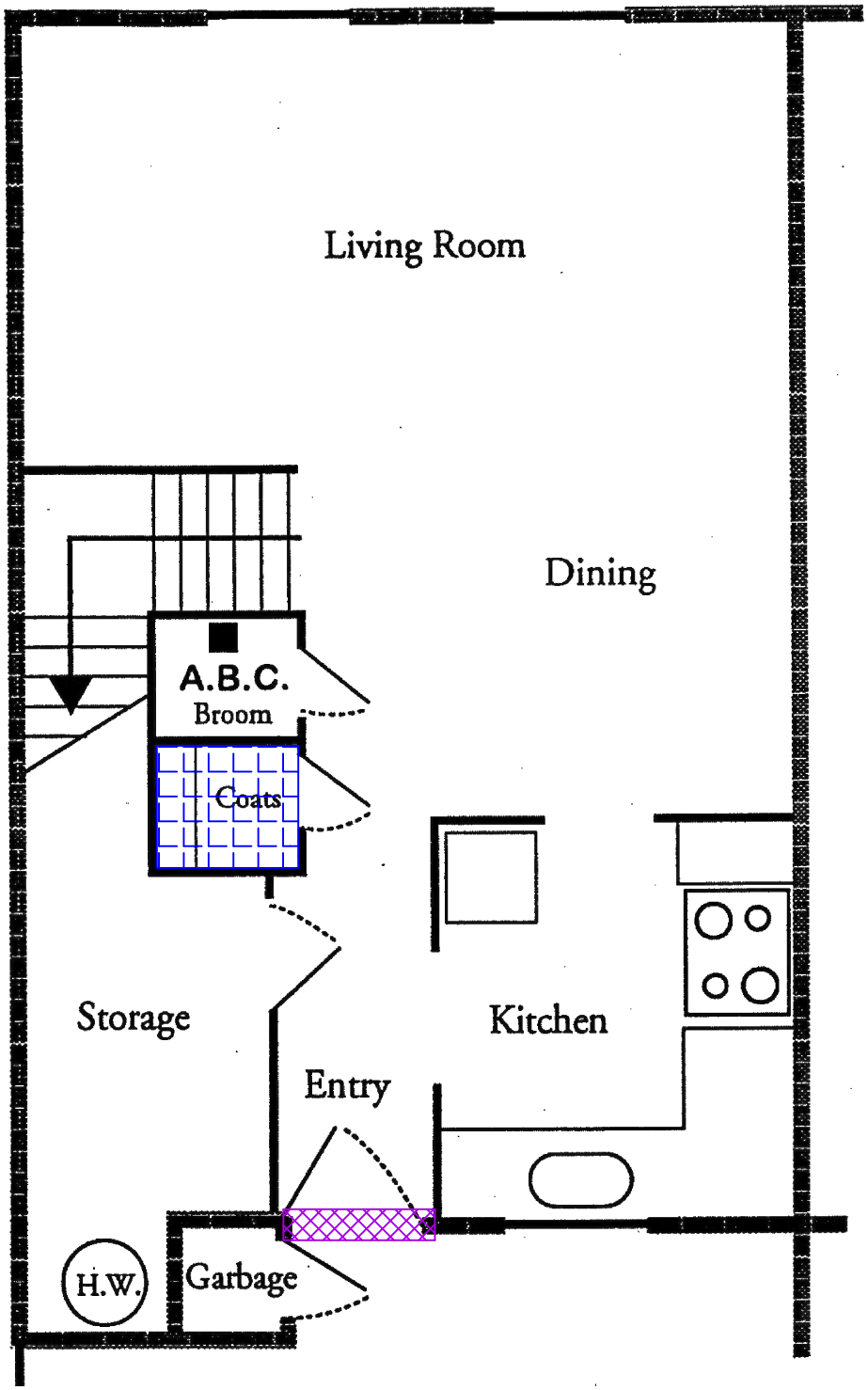
Drawn By: AB

Approved By: MZ

Drawing No:

4.5

CONSULTANTS
Occupational Hygiene & Engineering



Legend:

Asbestos-Containing Caulking

Asbestos-Containing Vinyl Floor Tiles (VFTs)

Notes:
Locations of site features are approximate and may vary from that shown.

Drawing Title:

Non-Friable Asbestos-Containing Materials

Client Address:

University of Toronto Scarborough
1265 Military Trail
Toronto, Ontario

Project Location:
Unit G8, Ground Floor
Grey Pines Hall
Phase 2 Residences
1275 Military Trail
Toronto, Ontario

Project No: 31878

N

Date: Feb 2026

Scale: NTS

Drawn By: AB

Approved By: MZ

Drawing No:

4.6

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RESULTS

Table B.1

Summary of Bulk Sample Analysis Results for the Presence of Asbestos by Polarized Light Microscopy (PLM) with Dispersion Staining

Collected on February 4, 2026

OHE Sample Number	Sample Description	Sample Location	Analysis Results (% and Type of Asbestos)
31878-1A	Mastic, Black	Under the carpet tile, Room I, Second floor, Unit G2, Phase 2 Residence	None Detected
31878-1B	Mastic, Black	Under the carpet tile, Room F, Second floor, Unit G8, Phase 2 Residence	None Detected
31878-1C	Mastic, Black	Under the carpet tile, Room G, Second floor, Unit F7, Phase 2 Residence	None Detected
31878-2A	Caulking, White with soft texture	Gap between the wall and plastic sheet ceiling, Washroom, Second floor, Unit G2, Phase 2 Residence	None Detected
31878-2B	Caulking, White with soft texture	Gap between the wall and plastic sheet ceiling, Washroom, Second floor, Unit G8, Phase 2 Residence	None Detected
31878-2C	Caulking, White with soft texture	Gap between the wall and plastic sheet ceiling, Washroom, Second floor, Unit F7, Phase 2 Residence	None Detected
31878-3A	Mastic, White	Under the carpet tile, Living room, Main floor, Unit G2, Phase 2 Residence	None Detected

OHE Sample Number	Sample Description	Sample Location	Analysis Results (% and Type of Asbestos)
31878-3B	Mastic, White	Under the carpet tile, Living room, Main floor, Unit G2, Phase 2 Residence	None Detected
31878-3C	Mastic, White	Under the carpet tile, Living room, Main floor, Unit G2, Phase 2 Residence	None Detected
31878-4A	Brick mortar	West exterior wall, Unit G5, Phase 2 Residence	None Detected
31878-4B	Brick mortar	West exterior wall, Unit G8, Phase 2 Residence	None Detected
31878-4C	Brick mortar	East exterior wall, Unit F11, Phase 2 Residence	None Detected
31878-5A	Mastic puck, White	Back of the plastic sheet wall, South wall, Second floor, Unit G5, Phase 2 Residence	None Detected
31878-5B	Mastic puck, White	Back of the plastic sheet wall, South wall, Second floor, Unit G5, Phase 2 Residence	None Detected
31878-5C	Mastic puck, White	Back of the plastic sheet wall, South wall, Second floor, Unit G5, Phase 2 Residence	None Detected
31878-6A	Caulking, Brown with soft texture	Around the natural gas pipe penetration, West exterior wall, Unit G5, Phase 2 Residence	None Detected
31878-6B	Caulking, Brown with soft texture	Around the natural gas pipe penetration, West exterior wall, Unit G8, Phase 2 Residence	None Detected

OHE Sample Number	Sample Description	Sample Location	Analysis Results (% and Type of Asbestos)
31878-6C	Caulking, Brown with soft texture	Around the natural gas pipe penetration, East exterior wall, Unit F1, Phase 2 Residence	None Detected
31878-7A	Caulking, Red with soft texture	Around the exhaust pipe penetration, West exterior wall, Unit G5, Phase 2 Residence	None Detected
31878-7B	Caulking, Red with soft texture	Around the exhaust pipe penetration, West exterior wall, Unit G8, Phase 2 Residence	None Detected
31878-7C	Caulking, Red with soft texture	Around the exhaust pipe penetration, East exterior wall, Unit F1, Phase 2 Residence	None Detected
31878-8A	**Caulking, White with rough texture**	**Gap between the base of the door frame and foundation base, West exterior wall, Unit G5, Phase 2 Residence**	**1% Chrysotile**
31878-8B	**Caulking, White with rough texture**	**Gap between the base of the door frame and foundation base, West exterior wall, Unit G8, Phase 2 Residence**	**Not Analyzed (Stop Positive)**
31878-8C	**Caulking, White with rough texture**	**Gap between the base of the door frame and foundation base, East exterior wall, Unit F1, Phase 2 Residence**	**Not Analyzed (Stop Positive)**

Table B.2

Summary of Bulk Samples Analysis Results for the Presence of Lead by Flame Atomic Absorption Spectrometry (AAS)

Collected on February 4, 2026

OHE Sample Number	Sample Description	Sample Location	Contains Lead by weight (%)
31878-L1	Blue paint	South wall, Room I, Second floor, Unit G2, Phase 2 Residence	<0.0064
31878-L2	Light beige paint	South wall, Washroom, Second floor, Unit G2, Phase 2 Residence	<0.0064
31878-L3	Dark beige paint	North wall, Boiler room, Main floor, Unit F7, Phase 2 Residence	<0.0064
31878-L4	Black paint	Door frame of door leading to boiler room, South wall, Main floor, Unit G5, Phase 2 Residence	<0.0064
31878-L5	White paint	Ceiling, Living room, Main floor, Unit G2, Phase 2 Residence	<0.0064
31878-L6	Light grey paint	North wall, Boiler room, Main floor, Unit G5, Phase 2 Residence	<0.0064
31878-L7	Dark grey paint	Floor, Boiler room, Main floor, Unit F11, Phase 2 Residence	<0.0064
31878-L8	Cream paint	Door, North wall, Boiler room, Main floor, Unit F7, Phase 2 Residence	<0.0064

LABORATORY ANALYSIS REPORT

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INCORPORATED

Laboratory Analysis Report

To:

Fred Atrash
OHE Consultants Inc.
311 Matheson Boulevard East
Mississauga, Ontario
L4Z 1X8

EMC LAB REPORT NUMBER: A130275
Job/Project Name:
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Feb 5/26 **Date Analyzed:** Feb 12/26
Analyst: Fabio Anunciacao
Reviewed By: Malgorzata Sybydlo

No. of Phases Analyzed: 22
Job No: 31878
Number of Samples: 24
Date Reported: Feb 12/26

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
31878-1A	A130275-1	Mastic, Black/Under the carpet tile, Room I, Second floor, Unit G2, Phase 2 Residence	Black and colourless, mastic	**ND**			100
31878-1B	A130275-2	Mastic, Black/Under the carpet tile, Room F, Second floor, Unit G8, Phase 2 Residence	Black and colourless, mastic	**ND**			100
31878-1C	A130275-3	Mastic, Black/Under the carpet tile, Room G, Second floor, Unit F7, Phase 2 Residence	Black and colourless, mastic	**ND**			100
31878-2A	A130275-4	Caulking, White with soft texture/Gap between the wall and plastic sheet ceiling, Washroom, Second floor, Unit G2, Phase 2 Residence	White, caulking	**ND**			100
31878-2B	A130275-5	Caulking, White with soft texture/Gap between the wall and plastic sheet ceiling, Washroom, Second floor, Unit G8, Phase 2 Residence	White, caulking	**ND**			100
31878-2C	A130275-6	Caulking, White with soft texture/Gap between the wall and plastic sheet ceiling, Washroom, Second floor, Unit F7, Phase 2 Residence	White, caulking	**ND**			100

EMC LAB REPORT NUMBER: A130275
Client's Job/Project Name/No.: 31878
Analyst: Fabio Anunciacao

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
31878-3A	A130275-7	Mastic, White/Under the carpet tile, Living room, Main floor, Unit G2, Phase 2 Residence	Off white, mastic	**ND**			100
31878-3B	A130275-8	Mastic, White/Under the carpet tile, Living room, Main floor, Unit G2, Phase 2 Residence	Off white, mastic	**ND**			100
31878-3C	A130275-9	Mastic, White/Under the carpet tile, Living room, Main floor, Unit G2, Phase 2 Residence	Off white, mastic	**ND**			100
31878-4A	A130275-10	Brick mortar/West exterior wall, Unit G5, Phase 2 Residence	Grey, cementitious material	**ND**			100
31878-4B	A130275-11	Brick mortar/West exterior wall, Unit G8, Phase 2 Residence	Grey, cementitious material	**ND**			100
31878-4C	A130275-12	Brick mortar/East exterior wall, Unit F11, Phase 2 Residence	Grey, cementitious material	**ND**			100
31878-5A	A130275-13	Mastic puck, White/Back of the plastic sheet wall, West wall, Second floor, Unit G5, Phase 2 Residence	White, mastic	**ND**			100
31878-5B	A130275-14	Mastic puck, White/Back of the plastic sheet wall, West wall, Second floor, Unit G5, Phase 2 Residence	White, mastic	**ND**			100
31878-5C	A130275-15	Mastic puck, White/Back of the plastic sheet wall, West wall, Second floor, Unit G5, Phase 2	White, mastic	**ND**			100

EMC LAB REPORT NUMBER: A130275
Client's Job/Project Name/No.: 31878
Analyst: Fabio Anunciacao

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
		Residence					
31878-6A	A130275-16	Caulking, Brown with soft texture/Around the natural gas pipe penetration, West exterior wall, Unit G5, Phase 2 Residence	Brown, caulking	**ND**			100
31878-6B	A130275-17	Caulking, Brown with soft texture/Around the natural gas pipe penetration, West exterior wall, Unit G8, Phase 2 Residence	Brown, caulking	**ND**			100
31878-6C	A130275-18	Caulking, Brown with soft texture/Around the natural gas pipe penetration, East exterior wall, Unit F1, Phase 2 Residence	Brown, caulking	**ND**			100
31878-7A	A130275-19	Caulking, Red with soft texture/Around the exhaust pipe penetration, West exterior wall, Unit G5, Phase 2 Residence	Red and brown, caulking	**ND**			100
31878-7B	A130275-20	Caulking, Red with soft texture/Around the exhaust pipe penetration, West exterior wall, Unit G8, Phase 2 Residence	Red and brown, caulking	**ND**			100
31878-7C	A130275-21	Caulking, Red with soft texture/Around the exhaust pipe penetration, East exterior wall, Unit F1, Phase 2 Residence	Red and brown, caulking	**ND**			100

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Laboratory Analysis Report

EMC LAB REPORT NUMBER: A130275
Client's Job/Project Name/No.: 31878
Analyst: Fabio Anunciacao

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
31878-8A	A130275-22	Caulking, White with rough texture/Gap between the base of the door frame and foundation base, West exterior wall, Unit G5, Phase 2 Residence	Grey, caulking	**Chrysotile**	**1**		99
31878-8B	A130275-23	Caulking, White with rough texture/Gap between the base of the door frame and foundation base, West exterior wall, Unit G8, Phase 2 Residence	NA	**NA**			
31878-8C	A130275-24	Caulking, White with rough texture/Gap between the base of the door frame and foundation base, East exterior wall, Unit F1, Phase 2 Residence	NA	**NA**			

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%.

EMSL Canada Inc.
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EMSL Canada Or	552602263
CustomerID:	55OHEI93
CustomerPO:	31878
ProjectID:	

Attn: **Fred Atrash**
OHE Consultants
311 Matheson Blvd. East
Mississauga, ON L4Z 1X8

Phone:	(905) 890-9000
Fax:	(905) 890-9005
Received:	2/5/2026 03:48 PM
Collected:	2/4/2026

Project: **31878**

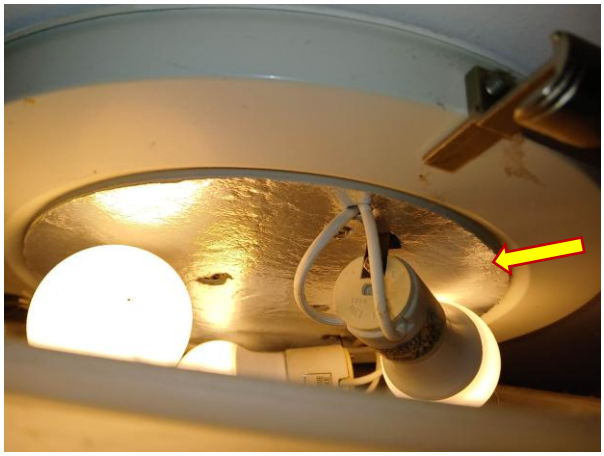
Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client SampleDescription	Collected	Analyzed	Weight	RDL	Lead Concentration
31878-L1 *552602263-0001*	2/4/2026	2/11/2026	0.2521 g	0.0064 % wt	<0.0064 % wt
	Site: Blue paint, South wall, Room I, Second floor, Unit G2, Phase 2 Residence				
31878-L2 *552602263-0002*	2/4/2026	2/11/2026	0.2530 g	0.0064 % wt	<0.0064 % wt
	Site: Light beige paint, South wall, Washroom, Second floor, Unit G2, Phase 2 Residence				
31878-L3 *552602263-0003*	2/4/2026	2/11/2026	0.2521 g	0.0064 % wt	<0.0064 % wt
	Site: Dark beige paint, North wall, Boiler room, Main floor, Unit F7, Phase 2 Residence				
31878-L4 *552602263-0004*	2/4/2026	2/11/2026	0.2530 g	0.0064 % wt	<0.0064 % wt
	Site: Black paint, Door frame of door leading to boiler room, South wall, Main floor, Unit G5, Phase 2, Residence				
31878-L5 *552602263-0005*	2/4/2026	2/11/2026	0.2540 g	0.0064 % wt	<0.0064 % wt
	Site: White paint, Ceiling, Living room, Main floor, Unit G2, Phase 2 Residence				
31878-L6 *552602263-0006*	2/4/2026	2/11/2026	0.2556 g	0.0064 % wt	<0.0064 % wt
	Site: Light grey paint, North wall, Boiler room, Main floor, Unit G5, Phase 2 Residence				
31878-L7 *552602263-0007*	2/4/2026	2/11/2026	0.2517 g	0.0064 % wt	<0.0064 % wt
	Site: Dark grey paint, Floor, Boiler room, Main floor, Unit F11, Phase 2 Residence				
31878-L8 *552602263-0008*	2/4/2026	2/11/2026	0.2579 g	0.0064 % wt	<0.0064 % wt
	Site: Cream paint, Door, North wall, Boiler room, Main floor, Unit F7, Phase 2 Residence				

Rowena Fanto, Lead Supervisor
or other approved signatory

Initial report from 02/12/2026 10:57:43

SITE PHOTOGRAPHS

Photograph 1. View of the asbestos-containing caulking between the base of the door frame and foundation base on the east exterior wall of Unit G5 at the Subject Location.	
Photograph 2. View of the presumed asbestos-containing incandescent heat shield in the light fixture on the ceiling of the living room in Unit G2 at the Subject Location.	
Photograph 2. View of the previously tested asbestos-containing vinyl floor tiles in the small closet of the main floor in the entrance corridor in Unit F1 at the Subject Location.	

BACKGROUND INFORMATION ON HAZARDOUS BUILDING MATERIALS

ASBESTOS

Asbestos is a term applied to a family of fibrous minerals divided into two geological groups, serpentine and amphibole. These minerals are naturally occurring and are found in every mountain formation throughout the world. Only six forms of asbestos were used commercially. These are chrysotile, the only serpentine asbestos type, and amosite, crocidolite, anthophyllite, tremolite and actinolite which are the amphibole asbestos type.

There are over 3,000 separate uses of asbestos identified in existing literature. Uses are dependent upon the physical and chemical properties of a particular asbestos type. The desirable properties of asbestos fibres differ with each type of asbestos and include:

Fire retardance	Resistance to acids and alkalies	High tensile strength
Filter action	Thermal insulating qualities	Friction and wear resistance
Cohesion	Reinforcement	Filler

Asbestos is rarely found in pure form in a product and all products are divided into two broad categories: "friable materials" and "non-friable materials or manufactured products". "Friable materials" are defined as materials that, when dry, can be crumbled, pulverized or powdered by hand pressure. This classification includes materials such as sprayed fireproofing, thermal insulation applications, acoustical texturized material and refractory or non-friable materials that have been made to become friable through degradation.

"Non-friable materials" are generally hard and do not readily release fibres. Most asbestos-containing materials (ACMs) are found in this category and are typically included in materials such as cement products, felts, cloths, floor and roof coverings, friction products and ceiling tiles.

Asbestos fibres, when inhaled, may cause various respiratory diseases primarily including Asbestosis, Mesothelioma and Lung Cancer which all can cause an early death. Based on the health effects of exposure to asbestos fibres, the use of asbestos has become regulated across Canada and some products are now prohibited. Essentially, the location of ACMs must be identified and a written report kept and maintained of the ACMs locations so that work undertaken on these materials is conducted in a safe manner and any damaged ACMs or debris is repaired or removed.

ACRYLONITRILE

Acrylonitrile is explosive, flammable and toxic, found as a colourless or yellow clear liquid. It is used to produce a variety of products including plastics, adhesives, gaskets, seals and hoses. Health effects resulting in acute exposure to acrylonitrile vary from minor symptoms such as eye irritation, itching skin, blisters, headaches, sneezing and vomiting with chronic exposures potentially causing cancers of the stomach, lymph system and brain.

ARSENIC

The common form of arsenic is grey in colour with a metallic appearance. Arsenic has been used in the manufacturing of glass to eliminate the green colour resulting from the impurities of iron compounds. It was also used in the productions of poisons. Arsenic is poisonous in doses significantly larger than 65 mg (1 grain), and poisoning can arise from a single large dose or from repeated small doses.

BENZENE

Benzene is an aromatic organic hydrocarbon existing either as a clear liquid or a vapour. Benzene is a highly flammable and volatile material and was primarily a by-product in petroleum refineries. However, it has also been commonly used to produce styrene, synthetic rubbers, plastics, resins and solvents.

Serious health effects can occur from exposure to benzene, mainly as a result of inhalation of vapours and mists. Ingestion by swallowing and absorption through the skin are also possible routes of exposure. Health effects can result from ingesting food or drink contaminated with benzene. Symptoms can range from irritated eyes, red blistering skin, headaches, nausea and drowsiness. Benzene exposure can also induce blood and bone marrow toxicity.

COKE OVEN EMISSIONS

Coke oven emissions can be either in a condensed form as a brownish thick liquid, or uncondensed form as a vapour. Coke oven emissions are a mixture of coal tar, coal tar pitch, and creosote and contain chemicals such as benzo(a)pyrene, benzanthracene, chrysene, and phenanthrene.

Chronic (long-term) exposure to coke oven emissions in humans results in conjunctivitis, severe dermatitis, and lesions of the respiratory and digestive systems. Epidemiologic studies of coke oven workers have reported an increase in cancer of the lung, trachea, bronchus, kidney, prostate, and other sites.

ETHYLENE OXIDE

Sources of ethylene oxide emissions into the air include uncontrolled emissions or venting with other gases in industrial settings. Other sources of ethylene oxide air emissions include automobile exhaust and its release from commodity-fumigated materials. Individuals may be exposed to ethylene oxide through breathing contaminated air, from smoking tobacco or being in the proximity to someone who is smoking.

Ethylene Oxide has been linked to reproductive and tissue damage and to have teratogenic effects, cytogenetic damage and neurological effects.

ISOCYANATES

Isocyanates are compounds that contain a group of atoms consisting of Nitrogen (N), Carbon (C), and Oxygen (O), which make isocyanates very useful in the manufacturing industry. Isocyanates are commonly used in the production of plastics, foams, and coatings.

Exposure to isocyanates can be through inhalation of vapour, mist or dust, or by direct contact.
Health effects associated with exposure to isocyanates include: decreased lung function, cold and flu-like symptoms, fever and shortness of breath.

LEAD

For thousands of years lead has been used industrially because of its poor conductive property. Lead has been commonly used for electric storage batteries, pigments, paints, and rubber compounds.

Health effects associated with lead exposure can result in damage to the kidneys, gastrointestinal system, nervous system and reproductive system. Symptoms range from vomiting, and abdominal cramps to pains in joints and muscles.

MERCURY

At room temperature mercury is in the form of a silver coloured liquid. Mercury can exist in three forms: elemental (the pure form) organic or inorganic.

Mercury can be absorbed into the body by inhalation, ingestion or absorption through the skin. As a health hazard mercury can affect the respiratory system resulting in coughing and chest pains. Mercury poisoning can also cause kidney damage, skin irritation and may even harm the nervous system.

SILICA

Silica can be found naturally in two forms, crystalline or amorphous material. Crystalline silica is regulated due to its significant toxicity over the amorphous silica. The three most common forms of crystalline silica in the workplace are: quartz, cristobalite and tridymite. The physical properties of silica make it a valuable substance for use in a variety of different industries and processes such as an abrasive and scouring compound, fillers for paint and mastic and optical equipment. Health effects resulting from exposure to crystalline silica range from eye and skin irritation, coughing and sneezing to silicosis, a progressive lung disease.

VINYL CHLORIDE

Vinyl chloride is required in the manufacture of polyvinyl chloride (PVC) and at room temperature is present as a colourless, flammable gas. Vinyl chloride is also known as chloroethene, chloroethylene, and ethylene monochloride, and can result from the breakdown of other substances such as trichloroethane, trichloroethylene, and tetrachloroethylene.

Common exposure is a result of inhaling vinyl chloride from industrial leaks, hazardous waste sites and landfills. Symptoms of breathing vinyl chloride are sleepiness, dizziness or laboured breathing. Chronic exposure can cause liver and nerve damage or cancer.

SUMMARY OF APPLICABLE REGULATIONS AND GUIDELINES

APPLICABLE REGULATIONS AND GUIDELINES

The following is a list of applicable regulations and guidelines:

Designated Substances

A Designated Substances report is completed to fulfil the Owner's requirements under Section 30 of the Ontario Occupational Health and Safety Act. A copy of the report must be provided to the general contractor who in turn must submit the report to all subcontractors prior to the commencement of demolition, construction or renovations.

Ontario Regulation 490/09 “Designated Substances” (O. Reg. 490/09) provides guidance on exposure monitoring, permissible exposure levels, medical monitoring, etc. for all Designated Substances in an industrial setting. There are no specific Ministry of Labour (MOL) regulations for control of the Designated Substances, with the exception of asbestos, on construction projects; however, the MOL actively enforces the general duty clause of the OHSA to take all reasonable precautions in the circumstances of protection of a worker. It is important to note that Ontario Regulation 213/91 “Construction Projects” (O. Reg. 213/91) applies to construction projects and provides instruction on general requirements, safe work practices, reporting, etc.

ASBESTOS

Three regulations govern the control, handling, transport and disposal of asbestos in Ontario:

- Ontario Regulation 278/05 “Asbestos on Construction Projects and in Buildings and Repair Operations” made under OHSA (O. Reg. 278/05);
- Ontario Regulation 347/90 “General – Waste Management” (as amended) made under the Environmental Protection Act (O. Reg. 347/90); and
- The regulations respecting “The Handling and Offering for Transport and Transporting of Dangerous Goods”.

Ontario Regulation 278/05

Ontario Regulation 278/05 applies to buildings with regards to maintenance, renovations or demolition work where Asbestos-Containing Materials (ACMs) are or may be disturbed.

Under O. Reg. 278/05 a building owner must instate an Asbestos Management Program (AMP) for the building. The major requirements for the AMP including the following:

- Preparation and maintenance of a record of the location of asbestos-containing materials in the building;
- Notification of the building's tenants of the location of such material;
- Establishment of a training program for those employees of the owner who may work in close proximity to and disturb the material;
- Periodic inspection of the material to determine its condition;
- Remedial action on material that has deteriorated following the precautions and procedures prescribed by the regulation as Type 1, Type 2 and Type 3; and
- Removal of asbestos-containing materials to the extent practicable prior to demolition of a building or part thereof.

The regulation prescribes work to be conducted according to three procedure types. The procedure to be followed depends on the type of material and the regulation provides instruction on how the work must be performed.

Ontario Regulation 347/90

Ontario Regulation 347/90 applies to the disposal of all hazardous materials, including asbestos waste, from the location of generation to a landfill site. The regulation also prescribes procedures on how the asbestos waste is to be buried at the landfill site.

The major requirements to the building owner are to ensure that:

- The waste is appropriately packaged and labelled;
- The transport vehicle has an appropriate placard;
- The asbestos waste is transported on the same day as received by the landfill site; and
- The route of travel is the most direct.

The building owners are held responsible for their asbestos waste as prescribed in the regulation until it is accepted by the waste disposal site.

The regulations respecting the Handling and Offering for Transport and Transporting of Dangerous Goods.

These regulations govern the packaging mode of transport labelling, placards and documentation of waste while in transport. The labelling requirements differ from O. Reg. 347/90.

The major requirement to the building owner is to ensure the waste meets the packaging requirements and that a bill of lading accompanies the shipment.

LEAD

As stated previously there are no specific regulations regarding lead on construction projects; however, the MOL published a guideline entitled “Lead on Construction Projects” to raise the awareness of employers and workers to the hazards posed by lead in construction and the measures and procedures that should be taken to control those hazards.

The document provides information on the following:

- Health effects associated with lead exposure;
- Methods for controlling the lead hazard;
- Classification of work; and
- Measure and procedures for working with lead.

The guideline classifies operations involving lead-containing materials into three groups, Type 1, Type 2 and Type 3 operations. The procedure to be followed depends on the anticipated airborne concentration of lead generated during the operation, which is dependent on the type of work performed. The guideline also provides instruction on how the work must be performed.

SILICA

Again, there are no specific regulations regarding silica on construction projects; however, the MOL published a guideline entitled “Silica on Construction Projects” to raise the awareness of employers and workers to the hazards posed by silica in construction and the measures and procedures that should be taken to control those hazards.

- Health effects associated with silica exposure;
- Methods for controlling the silica hazard;
- Classification of work; and
- Measure and procedures for working with silica.

The guideline classifies operations involving silica-containing materials into three groups, Type 1, Type 2 and Type 3 operations. The procedure to be followed depends on the anticipated airborne concentration of silica generated during the operation, which is dependent on the type of work performed. The guideline also provides instruction on how the work must be performed.

METHODOLOGY

GENERAL SURVEY METHODOLOGY

The survey consisted of an extensive examination of accessible areas of the building to identify hazardous building materials. Suspected hazardous building materials were assessed based on the surveyor's knowledge regarding the historical use of hazardous building materials in buildings, through published data and through previous experiences.

Accessible is defined as an area above a suspended ceiling tile, within an access hatch or behind a closed door, not impeded by any structure, article or thing. An area enclosed by cement block, plaster, solid lumber, etc., where minor demolition is required to gain entry is considered non-accessible. The walkthrough survey was augmented with layout drawings where available.

OHE's surveyors completed a Room by Room sheet which details the findings in each room entered. The Room by Room sheet details the room number and/or room description including the materials observed in the room and the condition of the material. The Room by Room sheet also records sampling information, quantity of the material(s), accessibility of the material(s) and the recommended control action.

OHE's approach to the work followed accepted industry procedures as well as our own in-house protocols. The examination of materials was largely performed visually with some occasion where physical contact was necessary to assess the condition or examine for underlying layers.

ASBESTOS SURVEY METHODOLOGY

This following information summarizes the bulk sampling methodology, analysis methodology and the methodology used for the assessment of the condition of Asbestos-Containing Materials (ACMs).

Bulk Sampling Methodology

Bulk samples were collected for subsequent analysis during the building survey. A small volume of material (approximately one teaspoon full) was removed either from a damaged section of suspect material or cut out of intact material and then temporarily repaired by sealing with tape to prevent fibre release. Tools used in sample collection were washed after each use to prevent cross-contamination. Collected samples were placed in sealed plastic bags and shipped to an independent laboratory for analysis.

Bulk Sample Analysis Methodology

Bulk samples of suspect ACMs were analyzed in accordance with a US EPA method for the determination of asbestos content in bulk materials, EPA Method 600/R-93/116 as per requirements of O. Reg. 278 which specifies this method be used to establish

whether a material is considered to be an ACM (i.e., contains ≥0.5% asbestos by dry weight) and for establishing its asbestos content and the type of asbestos.

The EPA Method requires that the samples be analyzed using the Polarized Light Microscopy (PLM) technique. The percentage of asbestos in the sample is measured as perceived by the analyst in comparison to standard area projections and is greatly influenced by the analyst's experience. The method is useful for the qualitative identification of asbestos (type) and the semi-quantitative (% estimates) determination of asbestos content in bulk samples.

The asbestos bulk samples were analyzed by an independent and NVLAP accredited laboratory. To ensure quality results, the independent laboratory chosen must successfully participate in an "Asbestos Proficiency Analytical Testing Program" and as such, this laboratory is responsible for their findings.

ASSESSMENT OF ACMS METHODOLOGY

The assessment of ACMs involves the evaluation of a number of factors by the surveyor including:

- Asbestos content
- Condition of the material
- Accessibility
- Water damage
- Activity and vibration
- Presence in air plenum/direct air stream

Where ACMs are found to be in good condition, firmly bound and not likely to deteriorate or fall, the recommended procedure is to evaluate the condition of the material on a periodic basis (which should be at least once every twelve-month period as required by O. Reg. 278/05 unless specified more frequently) in order to detect gradual deterioration. This process is referred to as an "Operation and Maintenance Program".

Damaged material is identified by surface crumbling, blistering, water stains, gouges, marring or being otherwise abraded. The accumulation of powder dust or debris similar in appearance to the suspect material can be used as confirmatory evidence.

In situations where the ACMs are found to have deteriorated or likely to fall, the following are the four abatement options that may be specified in this report:

Cleaning

The cleaning of asbestos-containing debris may be performed using a High Efficiency Particulate Air (HEPA) filter vacuum cleaner or by damp wiping techniques. All fallen asbestos material must be cleaned upon discovery. In situations where the material will

continue to fall due to deterioration, damage or abrasion, additional corrective work is required, i.e., the material must be repaired, permanently enclosed or removed.

Repairs

This option is usually selected in situations where damage to the ACMs are of a minor nature and is not likely to reoccur due to accessibility or activity. This method of repair is chosen in situations where performing the repair activities will not cause significant disturbance to the underlying material. Typical repairs include the repair of thermal insulation by the application of mastic (paint adhesive) to lagging (canvas cloth). The repair of sprayed fireproofing or acoustical texturized material can involve the application of an encapsulant to limited areas of abraded or damaged material. If this option is followed, the sprayed material must be capable of supporting the additional weight of the encapsulant.

Enclosure

An enclosure consists of the construction of a physical barrier, typically constructed from drywall or metal sheeting. This option is applicable in situations where the removal of materials with asbestos is not practicable, is of a high financial cost, or where damage is likely to occur without a protective barrier. Where the installation of the barrier is likely to disturb the ACMs, the work must be performed in isolation from the building's normal environment.

Removal

This option is recommended in situations where the ACMs are damaged beyond repair and the material is highly likely to be damaged due to nearby activities, by renovation or during demolition. The precautions employed may vary depending on the volume of the material to be removed and whether the material is friable or not. Typical programs can include the use of glove bags for limited amounts of thermal pipe insulation or minor amounts of fireproofing may be removed within a small polyethylene lined enclosure. For larger amounts of asbestos, more stringent protocols are used and consist of attached shower facilities, the establishment of a negative pressure differential, a filtration system for the air and monitoring for exposure to asbestos fibres.

LEAD-IN PAINT SURVEY METHODOLOGY

This following information summarizes the sampling and analysis methodology used during the survey for lead in paint.

XRF Methodology

No XRF readings were collected during the survey.

Bulk Sampling Methodology

Bulk samples were collected for subsequent analysis during the building survey. A small volume of material (approximately one teaspoon full) was removed either from a damaged section of suspect material or removed from an inconspicuous area using clean hand tools. The collected samples were placed in sealed plastic bags and transported to an independent laboratory for analysis.

Bulk Sample Analysis Methodology

Bulk samples of suspect lead-containing materials were analyzed in accordance with a US EPA method for the determination of lead content in bulk materials, EPA Method (SW 846 3050B/7000B). The EPA Method requires that the samples be analyzed using the Flame Atomic Absorption Spectrometry (SW 846 3050B/7000B) technique. This method may be used determine trace elements in solution.

METHODOLOGY FOR THE INVESTIGATION OF OTHER HAZARDOUS SUBSTANCES

The scope of work for the subject survey also consisted of a visual inspection for the presence of other potentially hazardous building materials and substances including mercury and silica.

PROJECT LIMITATIONS

PROJECT LIMITATIONS

Hazardous building materials may be present in areas not accessible for view and identification. In situations where hazardous building materials extend into a non-accessible area, the materials were assumed to also be present in those areas and have been reported as such. Contractors and maintenance personnel must be warned of the possibility of undisclosed hazardous building materials in enclosed areas. All hazardous building materials discovered in these areas must be treated as a hazardous building material until proven otherwise by sampling and analysis as per all applicable regulations and guidelines.

Asbestos is assumed to be present in various building materials which were not sampled as part of the survey since they were excluded from the scope of work. These materials include, but are not limited to vermiculite in solid block walls; materials located above solid ceilings and in manufactured wall panels; high voltage wiring; mechanical packing, ropes and gaskets; exterior cladding, soffit and fascia boards on building; roofing materials,; caulking and mastic material; and paper and refractory materials within boilers. In cases of demolition and/or renovation, all excluded materials (i.e., suspected ACMs) shall be assumed asbestos-containing until proven otherwise by bulk sampling and analysis.

In cases where asbestos was identified in some but not all samples of similar materials, all such material was assumed and reported to contain asbestos. When a renovation is planned, we recommend a detailed sampling of suspected asbestos-containing material to confirm the presence of asbestos. Materials that are removed through renovations must be replaced with non-asbestos-containing materials only. This must be documented. Confirmatory sampling will not be required on any new products if the manufacturer supplies written confirmation that these materials are asbestos-free.

HISTORICAL DATA

INTENTIONALLY DELETED