

Asbestos Building Materials Assessment

Residential Dwellings
43, 83, 84 and 116 Brighton Crescent
Brockville ON



Prepared for:
United Counties of Leeds & Grenville
100-25 Central Avenue West
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Prepared by:
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Project No.: 122150275

February 17, 2017

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Executive Summary

Stantec Consulting Ltd. (Stantec) was commissioned by the United Counties of Leeds & Grenville (Leeds Grenville) to conduct an Asbestos Building Materials Assessment of the residential dwellings (subject buildings) located at 43, 83, 84 and 116 Brighton Crescent in Brockville, Ontario.

The purpose of the assessment was to assist Leeds Grenville to meet the requirements of *Ontario Regulation 278/05 Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations*, as amended (O. Reg. 278/05), made under the *Occupational Health and Safety Act* (OHSa). The assessment includes the identification of building materials suspected to be asbestos-containing materials (ACMs) that may require special attention during the operation of the building.

The assessment is intended for the long-term management of asbestos-containing building materials to be included as part of an overall Asbestos Management Program (AMP) and not for construction or renovation purposes. The conclusions presented herein represent the findings for a limited number of residential units. Intrusive inspections and additional testing of suspect ACMs and presumed asbestos-containing materials (PACMs) may be required to complement the information provided in this report if any work activities are planned which may disturb ACMs and/or PACMs.

The work was carried out in accordance with the requirements of the OHSa. The site work was conducted by Victoria Pereira on January 13, 2017.

Based on the visual assessment and laboratory analysis, ACMs were identified to be present in the form of:

- Duct insulation paper wrap (friable) at 116 Brighton Crescent;
- 12"x12" Vinyl floor tiles – beige with black dots (non-friable) at 116 Brighton Crescent; and,
- Drywall joint-fill compound (non-friable) at 43, 83, 84 and 116 Brighton Crescent.

Drywall joint-fill compound as observed to be in poor condition (<1 sq. m) in the corridor of 43 Brighton Crescent. The remaining materials were observed to be in good condition.

The following building materials were observed to be present but not sampled, and are listed as PACMs:

- Mastic associated with 12"x12" vinyl floor tile – beige and yellow smears at 43 and 83 Brighton Crescent;
- Mastic associated with 12"x12" vinyl floor tile – beige with black streaks at 43 and 83 Brighton Crescent;

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- Mastic associated with 12"x12" vinyl floor tile – beige with black smears at 116 Brighton Crescent;
- Mastic associated with 12"x12" vinyl floor tile – beige with black dots at 116 Brighton Crescent;
- Ceramic tile grout and mortar/adhesive at 43, 83, 84 and 116 Brighton Crescent;
- Exterior window and door caulking – white at 43 and 83 Brighton Crescent;
- Exterior window caulking – white at 84 Brighton Crescent;
- Exterior window and door caulking – white at 116 Brighton Crescent;
- Exterior door / siding caulking – pink at 84 Brighton Crescent;
- Brick Mortar at 43, 83 and 116 Brighton Crescent;
- Roof caulking at 43, 83, 84 and 116 Brighton Crescent; and,
- Roofing materials at 43, 83, 84 and 116 Brighton Crescent.

These materials were observed to be in good condition. These materials were not sampled to preserve their integrity. As these materials are known to have been manufactured with asbestos, they should be presumed to be asbestos-containing unless proven otherwise by laboratory analysis.

The statements made in this Executive Summary text are subject to the same limitations included in this report, and are to be read in conjunction with the remainder of this report.

Recommendations pertaining to the handling, removal, disposal and management of identified asbestos-containing materials are provided within this report.

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1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was commissioned by the United Counties of Leeds & Grenville (Leeds Grenville) to conduct an Asbestos Building Materials Assessment of the residential dwellings (subject buildings) located at 43, 83, 84 and 116 Brighton Crescent in Brockville, Ontario.

The purpose of the assessment was to assist Leeds Grenville to meet the requirements of *Ontario Regulation 278/05 Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations*, as amended (O. Reg. 278/05), made under the *Occupational Health and Safety Act* (OHSA). The assessment includes the identification of building materials suspected to be asbestos-containing materials (ACMs) that may require special attention during the operation of the building.

The assessment is intended for the long-term management of asbestos-containing building materials to be included as part of an overall Asbestos Management Program (AMP) and not for construction or renovation purposes. The conclusions presented herein represent the findings for a limited number of residential units. Intrusive inspections and additional testing of suspect ACMs and presumed asbestos-containing materials (PACMs) may be required to complement the information provided in this report if any work activities are planned which may disturb ACMs and/or PACMs.

The work was carried out in accordance with the requirements of the OHSA. The site work was conducted by Victoria Pereira on January 13, 2017.

2.0 SCOPE

The scope of work for this assessment involved the following:

- A review of existing information, including site drawings, previous assessment and/or abatement documentation and discussions with site personnel, where available;
- A visual assessment of readily accessible areas for the presence of asbestos-containing building materials;
- The collection of representative bulk samples from building materials suspected of containing asbestos fibres;
- Submission of samples collected for laboratory analysis; and,
- Evaluation and interpretation of field findings and laboratory analytical results to develop conclusions and recommendations pertaining to the management of ACMs and PACMs identified within the buildings.

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2.1 LIMITATIONS

This report reflects the observations made within accessed areas and the results of analyses performed on specific materials sampled during the assessment. Analytical results reflect the sampled materials at the specific sample locations.

Concealed spaces were assessed via existing access panels, where present. Interior and exterior finishes, solid ceilings, walls, flooring and structural elements were not removed to access concealed areas. An inaccessible area, where ACMs may be present includes, but is not limited to: ceiling spaces, wall cavities, crawlspaces, and buried materials.

Due to limitations on the agreed to scope of work for this project as well as physical limitations in accessing concealed areas and limitations associated with working in occupied/operational spaces, there are specific limitations to the information that can be provided for each suspect ACM or PACM considered in this assessment. The presence and asbestos content of some building materials could not be confirmed.

Building materials that may contain asbestos but were not accessible for sampling include, but are not limited to the following:

- Roofing materials;
- Sub-grade materials (e.g., asbestos cement drainage pipe);
- Flooring material concealed beneath carpeting, ceramic tile, brickwork, hardwood flooring, and/or concealed beneath existing sub-floors;
- Insulation material present inside walls (e.g., suspected asbestos-containing vermiculite insulation inside concrete block and/or brick walls);
- Drywall and/or wall plaster and associated finish materials concealed behind new and/or additional walls;
- Woven tape inside duct connection joints;
- Mechanical (e.g., piping and ducting) insulation within wall cavities, crawlspaces tunnels or other concealed spaces;
- Insulation materials inside fire doors;
- Window and door glazing compounds;
- Heating, ventilation and air conditioning (HVAC) units mechanical inner linings and/or inner ducting insulation;
- Heat protection materials inside mechanical installations and light fixtures; and,
- Ceramic tile grout and mortar / adhesives.

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2.1.1 Project-Specific Limitations

The following areas were not accessed, for the reasons indicated:

- Roof (no access/sloped).

Vinyl floor tiles in the kitchen at 84 Brighton Crescent were noted to have been replaced in the past three (3) years; as such these materials are not suspected to be asbestos-containing.

2.1.2 Information from Previous Reports

Stantec was not provided with previous reports for review.

3.0 REGULATORY FRAMEWORK

Asbestos is included in the *Ontario Regulation, 490/09 Designated Substances*, as amended (O. Reg. 490/09) made under Ontario's OHSA, which primarily regulates worker exposure to asbestos during manufacturing of asbestos-containing products, but also includes requirements related to respiratory equipment, measurement of airborne fibres, and medical surveillance of exposed workers.

Ontario Regulation 278/05 clearly defines ACM as a material that contains 0.5 per cent or more asbestos by dry weight. Additionally, the regulation requires that the "record" (i.e., the Asbestos Building Materials Assessment) be updated at least once in each 12 month period or whenever the owner of the facility becomes aware of new information relating to the suspect and confirmed ACMs.

The general waste management regulation for the province of Ontario is *R.R.O. 1990, Regulation 347 General - Waste Management*, as amended (R.R.O. 1990, 347), under the *Environmental Protection Act (EPA)* of Ontario, sets out the requirements for the proper disposal of asbestos waste in Ontario. The waste must be placed in a double sealed container, properly labeled, free of cuts, tears or punctures and disposed of at a licensed waste station which has been properly notified of the presence of asbestos waste.

4.0 ASSESSMENT METHODOLOGY

Asbestos-containing materials are grouped into two classifications, friable and non-friable materials. Friable ACMs are those that can easily be crumbled or broken apart by mere hand pressure. When these materials break apart asbestos fibres are then released into the atmosphere. Non-friable ACMs or "manufactured products" are materials that by the nature of their manufacturing/construction do not readily allow the release of asbestos fibres. These

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materials should not be cut or shaped with power tools, since this procedure may allow for the release of the asbestos fibres. Some non-friable materials such as plaster, drywall and ceiling tiles are considered to be non-friable in an undisturbed state, but can release fibers when damaged or disturbed.

It is Stantec's understanding that the subject building was constructed before 1990. This construction time period is consistent with those dates when asbestos-containing building materials were commonly used.

A visual assessment of accessible areas was undertaken in order to check for the presence of materials suspected of containing asbestos. Locations to collect discrete bulk asbestos samples of suspect building materials were identified. Samples of representative materials were then collected at these locations. An assessment of the condition and accessibility was completed for each occurrence of an ACM. The Public Works and Government Services Canada (PWGSC) document entitled *Deputy Ministers Directive 057 – Asbestos Management* (Last Revised June 16, 1999) was used as the basis for the criteria that was applied in evaluating the presence of ACMs and PACMs within the subject building, where applicable.

Samples of suspect ACMs from various building materials were collected and submitted to Parcel Laboratories Ltd. (Parcel) located in Ottawa, Ontario for analysis using Polarized Light Microscopy (PLM) with dispersion staining. The analysis was conducted following the U.S. EPA/600/R-93/116 Method. Parcel is certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples. Asbestos-containing materials are defined as a material that contains 0.5 per cent or more asbestos by dry weight.

A positive stop option was used. Multiple samples of visually similar material were collected and submitted for laboratory analysis. Once one sample within the set is identified to contain asbestos, further analysis of the subsequent samples is deemed to be unnecessary and not conducted.

4.1 FACILITY DESCRIPTION

The houses located at 43, 83 and 116 Brighton Crescent are three (3) bedrooms, two (2) level buildings with full basements. The reported construction date of these buildings is 1940. The typical structural components and finishes associated with these buildings consist of brick exterior walls, various types of flooring including cement, vinyl floor tile, wood and ceramic tile flooring and interior concrete and drywall walls with drywall ceilings.

The house located at 84 Brighton Crescent is a two (2) bedroom, one (1) level building with a full basement. The reported construction date of the building is 1940. The typical structural components and finishes associated with this building consist of aluminum siding exterior walls, various types of flooring including cement, vinyl floor tile, wood and vinyl sheet flooring and interior concrete and drywall walls with drywall ceilings.

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4.2 DOCUMENT REVIEW

Stantec was not provided with previous reports for review.

5.0 FINDINGS

A summary list of the bulk samples collected by Stantec, including a description of the material, sampling location, type of analysis and laboratory test results is provided in **Appendix A**. A copy of the PLM Laboratory Certificates of Analysis for bulk samples collected is provided in **Appendix B**.

A summary of occurrences of ACMs and/or PACMs is provided in **Appendix C**. Each ACM occurrence includes the following information:

- Room component that contains ACM;
- Location of the ACM within the room space;
- ACM description;
- Estimated quantity;
- Original sample number or representative sample number;
- Friability;
- Condition; and,
- Comments regarding recommended actions.

Selected site photographs are provided in **Appendix D**.

5.1 FRIABLE ASBESTOS-CONTAINING MATERIALS

Friable building materials were observed to be present and identified by laboratory analysis to be asbestos-containing in the form of:

- Duct insulation paper wrap at 116 Brighton Crescent;

This material was observed to be in good condition.

5.2 NON-FRIABLE ASBESTOS-CONTAINING MATERIALS

Non-friable building materials were observed to be present and identified by laboratory analysis to be asbestos-containing in the form of:

- 12"x12" Vinyl floor tiles – beige with black dots at 116 Brighton Crescent; and,
- Drywall joint-fill compound at 43, 83, 84 and 116 Brighton Crescent.

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Drywall joint-fill compound as observed to be in poor condition (<1 sq. m) in the corridor of 43 Brighton Crescent. The remaining materials were observed to be in good condition.

It should be noted that drywall joint-fill compound is considered non-friable in its undisturbed state but can release fibers when damaged.

5.3 PRESUMED ASBESTOS-CONTAINING MATERIALS

The following building materials were observed to be present but not sampled, and are listed as PACMs:

- Mastic associated with 12"x12" vinyl floor tile – beige and yellow smears at 43 and 83 Brighton Crescent;
- Mastic associated with 12"x12" vinyl floor tile – beige with black streaks at 43 and 83 Brighton Crescent;
- Mastic associated with 12"x12" vinyl floor tile – beige with black smears at 116 Brighton Crescent;
- Mastic associated with 12"x12" vinyl floor tile – beige with black dots at 116 Brighton Crescent;
- Ceramic tile grout and mortar/adhesive at 43, 83, 84 and 116 Brighton Crescent;
- Exterior window and door caulking – white at 43 and 83 Brighton Crescent;
- Exterior window caulking – white at 84 Brighton Crescent;
- Exterior window and door caulking – white at 116 Brighton Crescent;
- Exterior door / siding caulking – pink at 84 Brighton Crescent;
- Brick Mortar at 43, 83 and 116 Brighton Crescent;
- Roof caulking at 43, 83, 84 and 116 Brighton Crescent; and,
- Roofing materials at 43, 83, 84 and 116 Brighton Crescent.

These materials were observed to be in good condition. These materials were not sampled to preserve their integrity. As these materials are known to have been manufactured with asbestos, they should be presumed to be asbestos-containing unless proven otherwise by laboratory analysis.

5.4 NON-ASBESTOS-CONTAINING MATERIALS

It should be noted that UCLG reported the following to have been removed and replaced within the last 3 years:

- Vinyl floor tiles in the kitchen at 84 Brighton Crescent.

A summary list of the bulk samples collected during this assessment and confirmed to be non-ACMs by laboratory analysis is provided in **Appendix A**.

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5.5 POTENTIAL FOR VERMICULITE INSULATION

Based on building construction vermiculite is not suspected to be present.

6.0 RECOMMENDATIONS

Stantec recommends the following with regards to meeting the requirements of O. Reg. 278/05:

- Asbestos-containing materials that may be impacted during renovation and/or demolition activities should be removed prior to the renovation and/or demolition activities;
- Prior to renovation and/or demolition activities that would disturb them, undertake testing of PACMs that may be impacted to determine their asbestos content. Confirmed asbestos materials should be handled accordingly;
- Should a material suspected to contain asbestos fibres become uncovered during renovation and/or demolition activities, all work in the areas that may disturb the material should be stopped. Samples of the suspect material should be submitted for laboratory analysis to determine if asbestos fibres are present. Confirmed asbestos materials should be handled accordingly; and,
- This report should be added to the Asbestos Management Program and referred to as the current asbestos record.

7.0 CLOSURE

This report has been prepared for the sole benefit of United Counties of Leeds & Grenville. The report may not be used or relied upon by any other person or entity without the express written consent of Stantec Consulting Ltd. and United Counties of Leeds & Grenville.

Any uses that a third party makes of this report, or any reliance on decisions based on it, are the responsibility of such third parties. Stantec Consulting Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions presented in this report should not be construed as legal advice.

The conclusions presented in this report represent the best technical judgment of Stantec Consulting Ltd. based on the data obtained from the work. The conclusions are based on the site conditions encountered by Stantec Consulting Ltd. at the time the work was performed at the specific assessment and/or sampling locations, and can only be extrapolated to an undefined limited area around these locations. The extent of the limited area depends on

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building construction and conditions, weather, building usage and other factors. Due to the nature of the investigation and the limited data available, Stantec Consulting Ltd. cannot warrant against undiscovered environmental liabilities.

If any conditions become apparent that differ significantly from our understanding of conditions as presented in this report, we request that we be notified immediately to reassess the conclusions provided herein.

We trust that the above is satisfactory for your purposes at this time. Should you have any questions or concerns, or require additional information, please do not hesitate to contact the undersigned at your convenience.

This report was prepared by Victoria Pereira and reviewed by Michael Shortt and Martin Ling.

Regards,

STANTEC CONSULTING LTD.



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VP/MS/ML/aek

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Appendix A
Summary of Results for Analysis of
Bulk Samples for Asbestos Content
February 17, 2017

Appendix A

Summary of Results for Analysis of Bulk Samples for Asbestos Content

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
116-BS-01A	116 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige with black dots	2.43% Chrysotile	PLM
116-BS-01B	116 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige with black dots	Positive Stop Not Analyzed	PLM
116-BS-01C	116 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige with black dots	Positive Stop Not Analyzed	PLM
116-BS-02A	116 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black smears	None Detected	PLM
116-BS-02AB	116 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black smears	None Detected	PLM
116-BS-02C	116 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black smears	None Detected	PLM
116-BS-03A	116 Brighton, 1st Floor, Living Room - wall	Drywall joint-fill compound	1% Chrysotile	PLM
116-BS-03B	116 Brighton, 1st Floor, Kitchen - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
116-BS-03C	116 Brighton, 1st Floor, Corridor - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
116-BS-03D	116 Brighton, 2nd Floor, Bedroom 1 - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
116-BS-03E	116 Brighton, 2nd Floor, Bedroom 2 - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
116-BS-04A	116 Brighton, Basement - ducting near stairs	Duct insulation paper wrap	70% Chrysotile	PLM
116-BS-04B	116 Brighton, Basement - ducting near stairs	Duct insulation paper wrap	Positive Stop Not Analyzed	PLM
116-BS-04C	116 Brighton, Basement - ducting near stairs	Duct insulation paper wrap	Positive Stop Not Analyzed	PLM
43-BS-01A	43 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige and yellow smears	None Detected	PLM
43-BS-01B	43 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige and yellow smears	None Detected	PLM

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
43-BS-01C	43 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige and yellow smears	None Detected	PLM
43-BS-02A	43 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black streaks	None Detected	PLM
43-BS-02B	43 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black streaks	None Detected	PLM
43-BS-02C	43 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black streaks	None Detected	PLM
43-BS-03A	43 Brighton, 1st Floor, Kitchen - wall	Drywall joint-fill compound	None Detected	PLM
43-BS-03B	43 Brighton, 1st Floor, Corridor - wall	Drywall joint-fill compound	None Detected	PLM
43-BS-03C	43 Brighton, 1st Floor, Corridor - wall	Drywall joint-fill compound	None Detected	PLM
43-BS-03D	43 Brighton, 2nd Floor, Stairwell - wall	Drywall joint-fill compound	None Detected	PLM
43-BS-03E	43 Brighton, 2nd Floor, Bedroom 1 - wall	Drywall joint-fill compound	1% Chrysotile	PLM
83-BS-01A	83 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige and yellow smears	None Detected	PLM
83-BS-01B	83 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige and yellow smears	None Detected	PLM
83-BS-01C	83 Brighton, 1st Floor, Foyer	12"x12" Vinyl floor tiles - beige and yellow smears	None Detected	PLM
83-BS-02A	83 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black streaks	None Detected	PLM
83-BS-02B	83 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black streaks	None Detected	PLM
83-BS-02C	83 Brighton, 1st Floor, Kitchen	12"x12" Vinyl floor tiles - beige with black streaks	None Detected	PLM
83-BS-03A	83 Brighton, 1st Floor, Kitchen - wall	Drywall joint-fill compound	None Detected	PLM

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
83-BS-03B	83 Brighton, 1st Floor, Corridor - wall	Drywall joint-fill compound	None Detected	PLM
83-BS-03C	83 Brighton, 1st Floor, Corridor - wall	Drywall joint-fill compound	1% Chrysotile	PLM
83-BS-03D	83 Brighton, 2nd Floor, Stairwell - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
83-BS-03E	83 Brighton, 2nd Floor, Bedroom 1 - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
84-BS-01A	84 Brighton, 1st Floor, Corridor - wall	Drywall joint-fill compound	1% Chrysotile	PLM
84-BS-01B	84 Brighton, 1st Floor, Bedroom 1 - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
84-BS-01C	84 Brighton, 1st Floor, Bedroom 2 - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
84-BS-01D	84 Brighton, 1st Floor, Closet - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
84-BS-01E	84 Brighton, 1st Floor, Corridor - wall	Drywall joint-fill compound	Positive Stop Not Analyzed	PLM
84-BS-02A	84 Brighton, 1st Floor, Washroom - wall	Vinyl sheet flooring - beige mosaic pattern	None Detected	PLM
84-BS-02B	84 Brighton, 1st Floor, Washroom - wall	Vinyl sheet flooring - beige mosaic pattern	None Detected	PLM
84-BS-02C	84 Brighton, 1st Floor, Washroom - wall	Vinyl sheet flooring - beige mosaic pattern	None Detected	PLM

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Appendix B
Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy
February 17, 2017

Appendix B **Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy**

Certificate of Analysis

Stantec Consulting Ltd. (Ottawa)

300-675 Cochrane Dr West Tower
Markham, ON L3R 0B8
Attn: Linda Fleet

Client PO: 122150275- 43, 83, 84, 116 Brighton
Project: 122150275
Custody:

Report Date: 23-Jan-2017
Order Date: 17-Jan-2017

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
1703205-01	116-BS-01A (Tile)
1703205-02	116-BS-01B (Tile)
1703205-03	116-BS-01C (Tile)
1703205-04	116-BS-02A (Tile)
1703205-05	116-BS-02B (Tile)
1703205-06	116-BS-02C (Tile)
1703205-07	116-BS-03A
1703205-08	116-BS-03B
1703205-09	116-BS-03C
1703205-10	116-BS-03D
1703205-11	116-BS-03E
1703205-12	116-BS-04A
1703205-13	116-BS-04B
1703205-14	116-BS-04C
1703205-15	43-BS-01A (Tile)
1703205-16	43-BS-01B (Tile)
1703205-17	43-BS-01C (Tile)
1703205-18	43-BS-02A (Tile)
1703205-19	43-BS-02B (Tile)
1703205-20	43-BS-02C (Tile)
1703205-21	43-BS-03A
1703205-22	43-BS-03B
1703205-23	43-BS-03C
1703205-24	43-BS-03D
1703205-25	43-BS-03E
1703205-26	83-BS-01A (Tile)

Approved By:



Emma Diaz
Senior Analyst

Any use of these results implies your agreement that our total liability in connection with this work, however arising, shall be limited to the amount paid by you for this work, and that our employees or agents shall not under any circumstances be liable to you in connection with this work.

Certificate of Analysis

Client: Stantec Consulting Ltd. (Ottawa)

Client PO: 122150275- 43, 83, 84, 116 Brighton

Report Date: 23-Jan-2017

Order Date: 17-Jan-2017

Project Description: 122150275

1703205-27	83-BS-01B (Tile)
1703205-28	83-BS-01C (Tile)
1703205-29	83-BS-02A (Tile)
1703205-30	83-BS-02B (Tile)
1703205-31	83-BS-02C (Tile)
1703205-32	83-BS-03A
1703205-33	83-BS-03B
1703205-34	83-BS-03C
1703205-35	83-BS-03D
1703205-36	83-BS-03E
1703205-37	84-BS-01A
1703205-38	84-BS-01B
1703205-39	84-BS-01C
1703205-40	84-BS-01D
1703205-41	84-BS-01E
1703205-42	84-BS-02A
1703205-43	84-BS-02B
1703205-44	84-BS-02C

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275- 43, 83, 84, 116 Brighton**

Report Date: 23-Jan-2017
 Order Date: 17-Jan-2017
 Project Description: **122150275**

Asbestos, PLM Visual Estimation **MDL - 0.5%**

<i>Parcel I.D.</i>	<i>Sample Date</i>	<i>Layers Analyzed</i>	<i>Colour</i>	<i>Description</i>	<i>Asbestos Detected:</i>	<i>Material Identification</i>	<i>% Content</i>
1703205-01	16-Jan-17	sample homogenized	Grey	Floor Tile	Yes	Chrysotile	2.43
						Non-Fibers	97.57
1703205-02	16-Jan-17					not analyzed	
1703205-03	16-Jan-17					not analyzed	
1703205-04	16-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1703205-05	16-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1703205-06	16-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1703205-07	16-Jan-17	sample homogenized	Beige	Drywall Joint Compound	Yes	Chrysotile	1
						Non-Fibers	99
1703205-08	16-Jan-17					not analyzed	
1703205-09	16-Jan-17					not analyzed	
1703205-10	16-Jan-17					not analyzed	
1703205-11	16-Jan-17					not analyzed	
1703205-12	16-Jan-17	sample homogenized	Grey	Duct Insulation	Yes	Chrysotile	70
						Cellulose	5
						Non-Fibers	25
1703205-13	16-Jan-17					not analyzed	
1703205-14	16-Jan-17					not analyzed	
1703205-15	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100

Certificate of Analysis
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Report Date: 23-Jan-2017
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1703205-16	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703205-17	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703205-18	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703205-19	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703205-20	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703205-21	16-Jan-17	sample homogenized	Grey	Drywall Joint Compound	No	Non-Fibers	100
1703205-22	16-Jan-17	sample homogenized	Beige	Drywall Joint Compound	No	Non-Fibers	100
1703205-23	16-Jan-17	sample homogenized	Beige	Drywall Joint Compound	No	Non-Fibers	100
1703205-24	16-Jan-17	sample homogenized	Beige	Drywall Joint Compound	No	Non-Fibers	100
1703205-25	16-Jan-17	sample homogenized	Beige	Drywall Joint Compound	Yes	Chrysotile Non-Fibers	1 99
1703205-26	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703205-27	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703205-28	16-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703205-29	16-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1703205-30	16-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1703205-31	16-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1703205-32	16-Jan-17	sample homogenized	White	Drywall Joint Compound	No	Non-Fibers	100

Certificate of Analysis
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 Client PO: **122150275- 43, 83, 84, 116 Brighton**

Report Date: 23-Jan-2017
 Order Date: 17-Jan-2017
 Project Description: **122150275**

Asbestos, PLM Visual Estimation **MDL - 0.5%**

<i>Parcel I.D.</i>	<i>Sample Date</i>	<i>Layers Analyzed</i>	<i>Colour</i>	<i>Description</i>	<i>Asbestos Detected:</i>	<i>Material Identification</i>	<i>% Content</i>
1703205-33	16-Jan-17	sample homogenized	White	Drywall Joint Compound	No	Cellulose	1
						Non-Fibers	99
1703205-34	16-Jan-17	sample homogenized	Beige	Drywall Joint Compound	Yes	Chrysotile	1
						Cellulose	1
						Non-Fibers	98
1703205-35	16-Jan-17					not analyzed	
1703205-36	16-Jan-17					not analyzed	
1703205-37	16-Jan-17	sample homogenized	Beige	Drywall Joint Compound	Yes	Chrysotile	1
						Non-Fibers	99
1703205-38	16-Jan-17					not analyzed	
1703205-39	16-Jan-17					not analyzed	
1703205-40	16-Jan-17					not analyzed	
1703205-41	16-Jan-17					not analyzed	
1703205-42	16-Jan-17	sample homogenized	Grey	Sheet Vinyl Flooring	No	Cellulose	5
						MMVF	3
						Non-Fibers	92
1703205-43	16-Jan-17	sample homogenized	Grey	Sheet Vinyl Flooring	No	Cellulose	5
						MMVF	3
						Non-Fibers	92
1703205-44	16-Jan-17	sample homogenized	Grey	Sheet Vinyl Flooring	No	Cellulose	5
						MMVF	3
						Non-Fibers	92

Certificate of Analysis

Report Date: 23-Jan-2017

Client: **Stantec Consulting Ltd. (Ottawa)**

Order Date: 17-Jan-2017

Client PO: **122150275- 43, 83, 84, 116 Brighton**

Project Description: 122150275

** MMVF: Man Made Vitreous Fibers: Fiberglass, Mineral Wool, Rockwool, Glasswool*

**** Analytes in bold indicate asbestos mineral content.**

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	NVLAP Lab Code *	Analysis Date
Asbestos, PLM Visual Estimation	by EPA 600/R-93/116	2 - Ottawa West Lab	200812-0	18-Jan-17

** Reference to the NVLAP term does not permit the user of this report to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government.*

Qualifier Notes

Sample Qualifiers :

AS-PRE: Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis

Work Order Revisions / Comments

None

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix C
Summary of Occurrences of Asbestos-Containing Materials
February 17, 2017

Appendix C

Summary of Occurrences of Asbestos-Containing Materials

Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
1	116 Brighton	Entrance	Under Floor Tile	Mastic Associated with 12"x12"Vinyl Floor Tile - Beige with Black Dots	6 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	116 Brighton	Washroom	Walls and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 116-BS-03A	No	1% Chrysotile	No	Yes	A	good	ACM
1	116 Brighton	Entrance	Floor	12"x12"Vinyl Floor Tile - Beige with Black Dots	6 sq.m	116-BS-01A	Yes	2.43% Chrysotile	No	No	D	unknown (PACM)	PACM
1	116 Brighton	Kitchen	Under Floor Tile	Mastic Associated with 12"x12"Vinyl Floor Tile - Beige with Black Smears	10 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	116 Brighton	Bedroom	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 116-BS-03A	No	1% Chrysotile	No	Yes	A	good	ACM
1	116 Brighton	Corridor	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 116-BS-03A	No	1% Chrysotile	No	Yes	A	good	ACM
1	116 Brighton	Living Room	Walls and Ceiling	Drywall Joint-Fill Compound	40 sq.m	116-BS-03A	Yes	1% Chrysotile	No	Yes	A	good	ACM
1	116 Brighton	Entrance	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 116-BS-03A	No	1% Chrysotile	No	Yes	A	good	ACM
1	116 Brighton	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	10 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
1	116 Brighton	Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 116-BS-03A	No	1% Chrysotile	No	Yes	A	good	ACM
2	116 Brighton	Bedroom 1	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 116-BS-03A	No	1% Chrysotile	No	Yes	A	good	ACM

Accessibility Classification

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Visibility

- Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
- No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

* Based on a non-intrusive inspection of visible surfaces within the room space.

- Notes:
- ACM - asbestos-containing material
 - PACM - presumed asbestos-containing material
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 - na - not applicable
 - ns - not sampled
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 - NF - non friable
 - RCA - recommend corrective action
 - BS - bulk sample

Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
2	116 Brighton	Bedroom 2	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 116-BS-03A	No	1% Chrysotile	No	Yes	A	good	ACM
2	116 Brighton	Closet	Walls and Ceiling	Drywall Joint-Fill Compound	5 sq.m	Ref: 116-BS-03A	No	1% Chrysotile	No	Yes	A	good	ACM
Basement	116 Brighton	Below Ceiling	Below Ceiling	Duct Insulation Paper Wrap	0.5 sq.m	116-BS-04A	Yes	70% Chrysotile	Yes	Yes	C	good	ACM
Exterior	116 Brighton	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Exterior	116 Brighton	Windows and Doors	Windows and Doors	Exterior Caulking - White	45 m (6 windows and 2 doors)	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Roof	116 Brighton	Roofing	Roofing	Roofing Materials	NQ	NS	No	PACM	No	No	C	unknown (PACM)	PACM
Roof	116 Brighton	Roofing	Roofing	Roof Caulking	NQ	NS	No	PACM	No	No	C	unknown (PACM)	PACM
1	43 Brighton	Kitchen	Under Floor Tile	Mastic Associated with 12"x12"Vinyl Floor Tile - Beige with Black Streaks	10 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	43 Brighton	Stairwell	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
1	43 Brighton	Washroom	Walls and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
1	43 Brighton	Corridor	Walls and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	poor	< 1 SQ. M DAMAGED

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
1	43 Brighton	Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound	40 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
1	43 Brighton	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	7 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
1	43 Brighton	Foyer	Walls and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
1	43 Brighton	Foyer	Under Floor Tile	Mastic Associated with 12"x12"Vinyl Floor Tile - Beige and Yellow Smears	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	43 Brighton	Bedroom	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
1	43 Brighton	Living Room	Walls and Ceiling	Drywall Joint-Fill Compound	40sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
2	43 Brighton	Closet	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
2	43 Brighton	Bedroom 1	Walls and Ceiling	Drywall Joint-Fill Compound	20 sq.m	43-BS-03E	Yes	1% Chrysotile	No	Yes	A	good	ACM
2	43 Brighton	Bedroom 2	Walls and Ceiling	Drywall Joint-Fill Compound	20 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
2	43 Brighton	Stairwell	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM
Basement	43 Brighton	Stairwell	Walls and Ceiling	Drywall Joint-Fill Compound	5 sq.m	Ref: 43-BS-03E	No	1% Chrysotile	No	Yes	A	good	ACM

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
Exterior	43 Brighton	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Exterior	43 Brighton	Windows and Doors	Windows and Doors	Exterior Caulking - white	65 m (2 doors and 13 windows)	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Roof	43 Brighton	Roofing	Roofing	Roof Caulking	NQ	NS	No	PACM	No	Yes	C	unknown (PACM)	PACM
Roof	43 Brighton	Roofing	Roofing	Roofing Materials	NQ	NS	No	PACM	No	Yes	C	unknown (PACM)	PACM
1	83 Brighton	Corridor	Walls and Ceiling	Drywall Joint-Fill Compound	15 sq.m	83-BS-03C	Yes	1% Chrysotile	No	Yes	A	good	ACM
1	83 Brighton	Bedroom	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
1	83 Brighton	Washroom	Walls and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
1	83 Brighton	Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound	40 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
1	83 Brighton	Living Room	Walls and Ceiling	Drywall Joint-Fill Compound	40 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
1	83 Brighton	Foyer	Walls and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
1	83 Brighton	Kitchen	Under Floor Tile	Mastic Associated with 12"x12"Vinyl Floor Tiles - Beige with Black Streaks	10 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Access. Visible?	ACM Condition	Comments/ Notes	
1	83 Brighton	Entrance / Foyer	Under Floor Tile	Mastic Associated with 12"x12"Vinyl Floor Tiles - Beige and Yellow Smears	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	83 Brighton	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	10 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
1	83 Brighton	Stairwell	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
2	83 Brighton	Stairwell	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
2	83 Brighton	Bedroom 1	Walls and Ceiling	Drywall Joint-Fill Compound	20 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
2	83 Brighton	Closet	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
2	83 Brighton	Bedroom 2	Walls and Ceiling	Drywall Joint-Fill Compound	20 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
Basement	83 Brighton	Stairwell	Walls and Ceiling	Drywall Joint-Fill Compound	5 sq.m	Ref: 83-BS-03C	No	1% Chrysotile	No	Yes	A	good	ACM
Exterior	83 Brighton	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Exterior	83 Brighton	Windows and Doors	Windows and Doors	Exterior Caulking - white	65 m (2 doors and 13 window)	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Roof	83 Brighton	Roofing	Roofing	Roofing Materials	NQ	NS	No	PACM	No	No	C	unknown (PACM)	PACM

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
Roof	83 Brighton	Roofing	Roofing	Roof Caulking	NQ	NS	No	PACM	No	No	C	unknown (PACM)	PACM
1	84 Brighton	Entrance	Walls and Ceiling	Drywall Joint-Fill Compound	10 sq.m	Ref: 84-BS-01A	No	1% Chrysotile	No	Yes	A	good	ACM
1	84 Brighton	Washroom	Walls	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
1	84 Brighton	Bedroom 2	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 84-BS-01A	No	1% Chrysotile	No	Yes	A	good	ACM
1	84 Brighton	Bedroom 1	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 84-BS-01A	No	1% Chrysotile	No	Yes	A	good	ACM
1	84 Brighton	Closet	Walls and Ceiling	Drywall Joint-Fill Compound	5 sq.m	Ref: 84-BS-01A	No	1% Chrysotile	No	Yes	A	good	ACM
1	84 Brighton	Corridor	Walls and Ceiling	Drywall Joint-Fill Compound	20 sq.m	84-BS-01A	Yes	1% Chrysotile	No	Yes	A	good	ACM
1	84 Brighton	Washroom	Walls and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 84-BS-01A	No	1% Chrysotile	No	Yes	A	good	ACM
1	84 Brighton	Living Room	Walls and Ceiling	Drywall Joint-Fill Compound	40 sq.m	Ref: 84-BS-01A	No	1% Chrysotile	No	Yes	A	good	ACM
1	84 Brighton	Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 84-BS-01A	No	1% Chrysotile	No	Yes	A	good	ACM
Exterior	84 Brighton	Door / Siding	Door / Siding	Exterior caulking - pink	10 m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Exterior	84 Brighton	Windows	Windows	Exterior Caulking - white	50 m (11 windows)	NS	No	PACM	No	Yes	A	good (PACM)	PACM

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 - BS - bulk sample

Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/Notes
Roof	84 Brighton	Roofing	Roofing	Roofing Materials	NQ	NS	No	PACM	No	No	C	unknown (PACM)	PACM
Roof	84 Brighton	Roofing	Roofing	Roof Caulking	NQ	NS	No	PACM	No	No	C	unknown (PACM)	PACM

Accessibility Classification

- A - Areas of the building within reach (from floor level) of all building users
- B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
- C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
- D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility

- Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
- No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

* Based on a non-intrusive inspection of visible surfaces within the room space.

- Notes:
- ACM - asbestos-containing material
 - PACM - presumed asbestos-containing material
 - Access. - accessibility
 - nq - not quantified
 - na - not applicable
 - ns - not sampled
 - ref - reference sample
 - F - friable
 - NF - non friable
 - RCA - recommend corrective action
 - BS - bulk sample

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 17, 2017

Appendix D **Selected Site Photographs**

ASBESTOS BUILDING MATERIALS ASSESSMENT

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Photo 1: Asbestos-containing 12"x12" vinyl floor tiles – beige with black dots in the foyer of 116 Brighton Crescent.



Photo 2: Asbestos-containing duct insulation paper wrap (70% Chrysotile) in the basement of 116 Brighton Crescent.

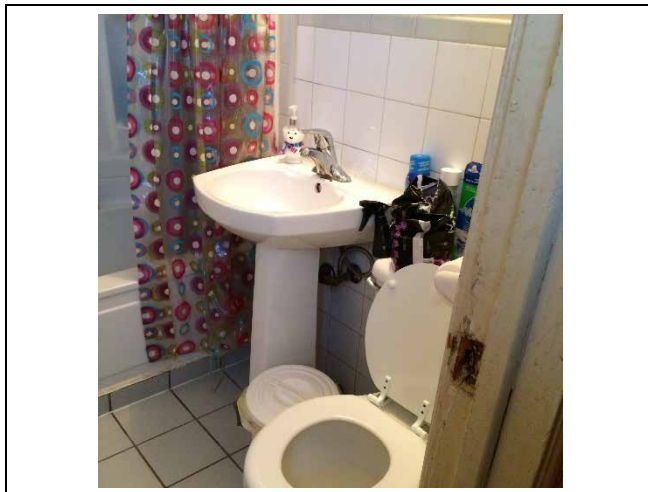


Photo 3: Presumed asbestos-containing ceramic tile grout and mortar/adhesive on walls and floor in the washroom of 116 Brighton Crescent.

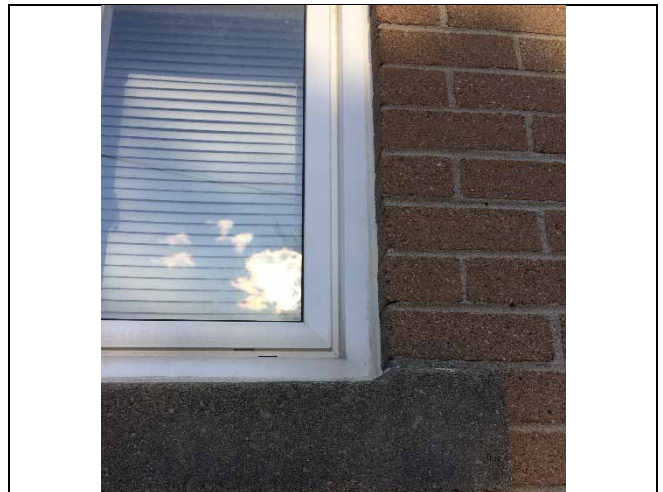


Photo 4: Presumed asbestos-containing exterior window caulking – white and brick mortar of 116 Brighton Crescent.

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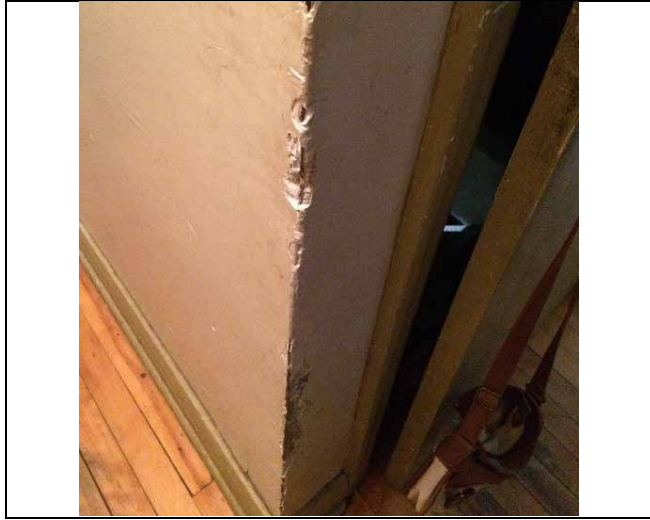


Photo 5: Asbestos-containing drywall joint-fill compound in the corridor of 43 Brighton Crescent.



Photo 6: Presumed asbestos-containing brick mortar on a column in the basement of 43 Brighton Crescent.



Photo 7: Presumed asbestos-containing ceramic tile grout and mortar/adhesive on the washroom walls and floor of 43 Brighton Crescent.



Photo 8: Presumed asbestos-containing exterior caulking – white on a basement window of 43 Brighton Crescent.

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Photo 9: Presumed asbestos-containing exterior window and door caulking – white and brick mortar at the front exterior of 83 Brighton.

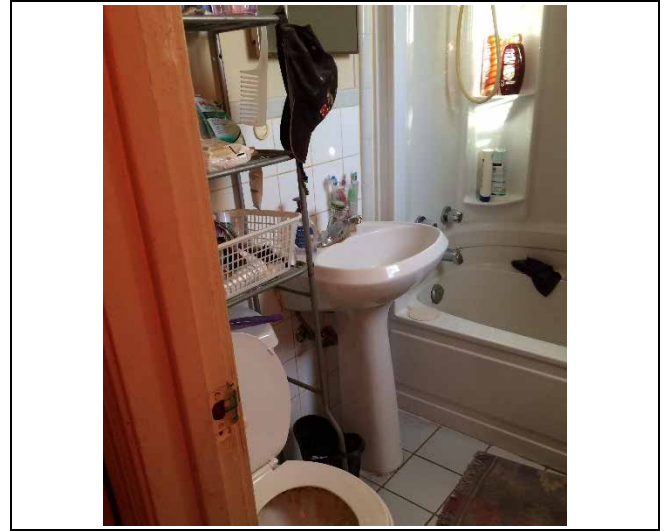


Photo 10: Presumed asbestos-containing ceramic tile grout and mortar / adhesive in the washroom wall and floor at 83 Brighton.

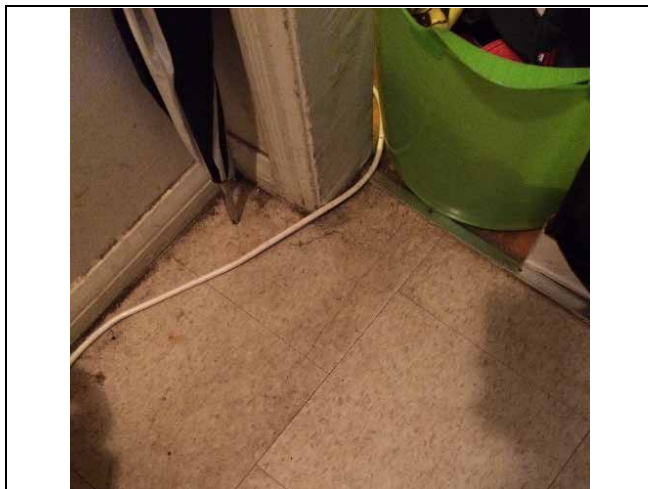


Photo 11: Asbestos-containing drywall joint-fill compound and presumed asbestos-containing mastic associated with 12"x12" vinyl floor tiles – beige and yellow smears in the foyer at 83 Brighton.

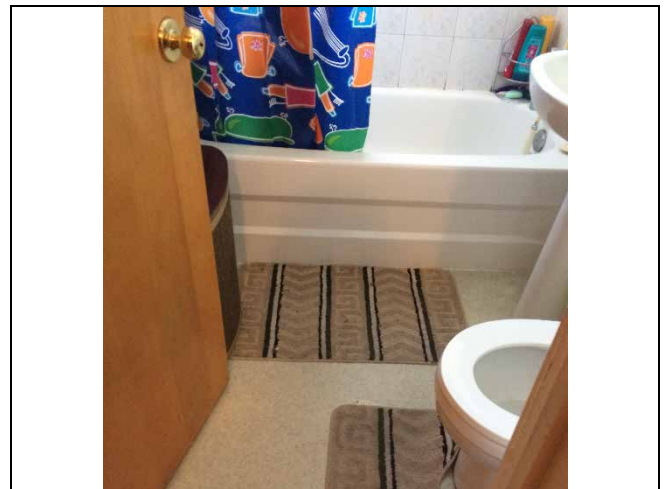


Photo 12: Presumed asbestos-containing ceramic tile grout and mortar / adhesive in the washroom wall at 84 Brighton.

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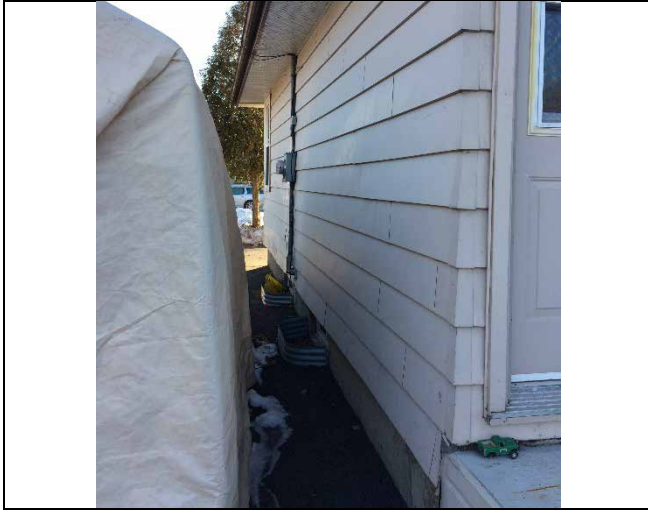


Photo 13: Presumed asbestos-containing exterior door / siding caulking - pink at the back exterior of 84 Brighton.



Photo 14: Presumed asbestos-containing exterior window caulking - white at the side window of 84 Brighton.