

Asbestos Building Materials Assessment

Row Houses
280 and 284 Bartholomew Street
Brockville ON



Prepared for:
United Counties of Leeds & Grenville
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Project No.: 122150275

March 2, 2017

Table of Contents

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
2.0 SCOPE.....	1
2.1 LIMITATIONS	2
2.1.1 Project-Specific Limitations	2
2.1.2 Information from Previous Reports	3
3.0 REGULATORY FRAMEWORK	3
4.0 ASSESSMENT METHODOLOGY	4
4.1 FACILITY DESCRIPTION	5
4.2 DOCUMENT REVIEW.....	5
5.0 FINDINGS.....	5
5.1 FRIABLE ASBESTOS-CONTAINING MATERIALS.....	5
5.2 NON-FRIABLE ASBESTOS-CONTAINING MATERIALS.....	6
5.3 PRESUMED ASBESTOS-CONTAINING MATERIALS	6
5.4 NON-ASBESTOS-CONTAINING MATERIALS	7
5.5 POTENTIAL FOR VERMICULITE INSULATION	7
6.0 RECOMMENDATIONS.....	7
7.0 CLOSURE.....	8

LIST OF APPENDICES

APPENDIX A	SUMMARY OF RESULTS FOR ANALYSIS OF BULK SAMPLES FOR ASBESTOS CONTENT
APPENDIX B	LABORATORY ANALYTICAL REPORTS – ASBESTOS: POLARIZED LIGHT MICROSCOPY
APPENDIX C	SUMMARY OF OCCURRENCES OF ASBESTOS-CONTAINING MATERIALS
APPENDIX D	SELECTED SITE PHOTOGRAPHS

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 three (3) row houses (subject buildings), located at:

- 280 Bartholomew Street – Unit #4 and Unit #8
- 284 Bartholomew Street – Unit #4

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 (OHS)*. 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 houses. 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 OHS. The site work was conducted by Victoria Pereira on January 20, 2017.

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

- 12"x12" vinyl floor tiles – beige with brown streaks (non-friable) – 280 Bartholomew Street Unit #4
- 12"x12" vinyl floor tiles – brown with brown streaks (non-friable) – 280 Bartholomew Street Unit #4
- 12"x12" vinyl floor tiles – beige with black flecks (non-friable) – 280 Bartholomew Street Unit #8
- Drywall joint-fill compound (non-friable) – 280 Bartholomew Street Unit #4, Unit #8 and 284 Bartholomew Street Unit #4

Drywall joint-fill compound at 280 Bartholomew Street Unit #4 was observed to be in poor condition (1 sq. m, suspect mould with drywall joint-fill compound and paper exposed) on the foyer wall. The remaining materials were observed to be in good condition.

ASBESTOS BUILDING MATERIALS ASSESSMENT

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 with brown smears (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Mastic associated with 12"x12" vinyl floor tile – beige with brown streaks (280 Bartholomew Street Unit #4 and Unit #8)
- Mastic associated with 12"x12" vinyl floor tile – beige with brown flecks (280 Bartholomew Street #4)
- Mastic associated with 12"x12" vinyl floor tile – beige with black flecks (280 Bartholomew Street #8)
- Mastic associated with 12"x12" vinyl floor tile – peach with beige smears (284 Bartholomew Street #4)
- Ceramic tile grout and mortar/adhesive (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Brick mortar (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Exterior window caulking – white (280 Bartholomew Street Unit #4, 280, Unit #8 and 284 Bartholomew Street Unit #4)
- Roof caulking (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Roofing materials (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)

These materials were observed to be in good condition. These materials were not sampled to preserve their integrity and these materials were not sampled as they are not part of the scope of work as determined by Stantec's understanding of the project. 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.

Similar materials are likely to present in units not assessed and these should be treated as ACMs or PACMs.

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.

ASBESTOS BUILDING MATERIALS ASSESSMENT

March 2, 2017

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 two (2) houses (subject buildings), located at:

- 280 Bartholomew Street – Unit #4 and Unit #8
- 284 Bartholomew Street – Unit #4.

The purpose of the assessment was to assist the 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 renovations purposes. 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 20, 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 assessment included a representative number of residential units
- Submission
- The collection of representative bulk samples from building materials suspected of containing asbestos fibres
- of samples collected for laboratory analysis
- 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 building.



ASBESTOS BUILDING MATERIALS ASSESSMENT

March 2, 2017

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
- Heating, ventilation and air conditioning (HVAC) units mechanical inner linings and/or inner ducting insulation
- Heat protection materials inside mechanical installations and light fixtures
- Ceramic tile grout and mortar/adhesive concealed behind ceramic tiles

2.1.1 Project-Specific Limitations

The areas included in this assessment were limited to the following:

- 280 Bartholomew Street Unit #4
- 280 Bartholomew Street Unit #8
- 284 Bartholomew Street Unit #4

ASBESTOS BUILDING MATERIALS ASSESSMENT

March 2, 2017

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

- Basement level bedrooms and upper level bedroom in 280 Bartholomew Street Unit #4 (rooms in use)
- Basement Level Rooms in 284 Bartholomew Unit #4 (rooms in use)
- Roofs (no access)

It should be noted that the vinyl sheet flooring (280 Bartholomew Street #8) was reported by Leeds Grenville to have been replaced within with last three (3) years and therefore is 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.

March 2, 2017

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 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 that 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 is 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 are identified. Samples of representative materials are then collected at these locations. An assessment of the condition and accessibility is 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 Paracel Laboratories Ltd. (Paracel) 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. Paracel 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 a sample within the set is identified to contain asbestos, further analysis of the subsequent samples is deemed to be unnecessary and not conducted.

ASBESTOS BUILDING MATERIALS ASSESSMENT

March 2, 2017

4.1 FACILITY DESCRIPTION

The row houses located at 280 and 284 Bartholomew Street are three (3) bedroom, three (3) level (foyer, main and upper levels) buildings with full basements. The reported construction date of these building is 1967. The typical structural components and finished associated with this building consist of brick exterior walls, various types of flooring including cement, vinyl floor tile, ceramic tiles and vinyl sheet flooring and interior concrete block and drywall walls with drywall ceilings.

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 are 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.

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

5.1 FRIABLE ASBESTOS-CONTAINING MATERIALS

Friable building materials suspected to be asbestos-containing were identified by laboratory analysis to be non-asbestos-containing.

ASBESTOS BUILDING MATERIALS ASSESSMENT

March 2, 2017

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 brown streaks – 280 Bartholomew Street Unit #4
- 12"x12" vinyl floor tiles – brown with brown streaks – 280 Bartholomew Street Unit #4
- 12"x12" vinyl floor tiles – beige with black flecks – 280 Bartholomew Street Unit #8
- Drywall joint-fill compound – 280 Bartholomew Street Unit #4, and Unit #8 and 284 Bartholomew Street Unit #4

Drywall joint-fill compound at 280 Bartholomew Street Unit#4 was observed to be in poor condition (1 sq. m, suspect mould with drywall joint-fill compound and paper exposed) on the foyer wall.

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 with brown smears (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Mastic associated with 12"x12" vinyl floor tile – beige with brown streaks (280 Bartholomew Street Unit #4, and Unit #8)
- Mastic associated with 12"x12" vinyl floor tile – beige with brown flecks (280 Bartholomew Street Unit #4)
- Mastic associated with 12"x12" vinyl floor tile – beige with black flecks (280 Bartholomew Street Unit #8)
- Mastic associated with 12"x12" vinyl floor tile – peach with beige smears (284 Bartholomew Street Unit #4)
- Ceramic tile grout and mortar/adhesive (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Brick mortar (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Exterior window caulking – white (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Roof caulking (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)
- Roofing materials (280 Bartholomew Street Unit #4, Unit #8, and 284 Bartholomew Street Unit #4)

ASBESTOS BUILDING MATERIALS ASSESSMENT

March 2, 2017

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 the vinyl sheet flooring (280 Bartholomew Street Unit #8) was reported by Leeds Grenville to have been replaced within with last three (3) years and therefore are not suspected to be asbestos-containing.

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**.

5.5 POTENTIAL FOR VERMICULITE INSULATION

It should be noted that various walls of the subject building were comprised of masonry (concrete) blocks. Asbestos-contaminated vermiculite was historically used as insulating material in masonry block or brick walls. To assess for this potential ACM, destructive sampling is required, which was not conducted as part of this assessment. Although various holes, breaches and cracks were observed and no vermiculite was present, the presence of this potential ACM cannot be ruled out without destructive testing.

6.0 RECOMMENDATIONS

Based on the visual assessment and laboratory analysis, the locations of ACMs and PACMs are provided in **Appendix C**. Stantec recommends the following with regards to meeting the requirements of O. Reg. 278/05:

- Damaged asbestos-containing drywall joint-fill compound at 280 Bartholomew Street unit #4 on the foyer wall (recommended corrective action), should be repaired following Type 2 procedures.
- 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.

ASBESTOS BUILDING MATERIALS ASSESSMENT

March 2, 2017

- If masonry block walls are to be impacted by renovation and/or demolition work, and these walls have not been checked for the presence of vermiculite insulation, intrusive assessments for vermiculite should be undertaken prior to planned renovation and/or demolition work. If vermiculite insulation is suspected to be present, this material should be treated as an ACM until testing can show otherwise.
- 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 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 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.

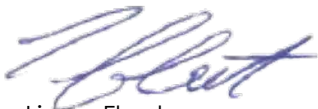
ASBESTOS BUILDING MATERIALS ASSESSMENT

March 2, 2017

This report was prepared by Victoria Pereira and reviewed by Linda Fleet and Martin Ling.

Regards,

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ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix A
Summary of Results for Analysis of Bulk Samples for Asbestos Content
March 2, 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
284-BS-01A	284 Bartholomew Street, Unit #4, Main Level, Kitchen	12"x12" Vinyl floor tile - peach with beige smears	None Detected	PLM
284-BS-01B	284 Bartholomew Street, Unit #4, Main Level, Kitchen	12"x12" Vinyl floor tile - peach with beige smears	None Detected	PLM
284-BS-01C	284 Bartholomew Street, Unit #4, Main Level, Kitchen	12"x12" Vinyl floor tile - peach with beige smears	None Detected	PLM
284-BS-02A	284 Bartholomew Street, Unit #4, Foyer Level, Landing	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
284-BS-02B	284 Bartholomew Street, Unit #4, Foyer Level, Landing	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
284-BS-02C	284 Bartholomew Street, Unit #4, Foyer Level, Landing	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
284-BS-03A	284 Bartholomew Street, Unit #4, Main Level, Closet - wall	Drywall joint-fill compound	2% Chrysotile	PLM
284-BS-03B	284 Bartholomew Street, Unit #4, Foyer Level, Stairs - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
284-BS-03C	284 Bartholomew Street, Unit #4, Main Level, Kitchen - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
284-BS-03D	284 Bartholomew Street, Unit #4, Main Level, Living Room - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
284-BS-03E	284 Bartholomew Street, Unit #4, Main Level, Living Room - bulkhead	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
284-BS-03F	284 Bartholomew Street, Unit #4, Main Level, Living Room - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
284-BS-03G	284 Bartholomew Street, Unit #4, Main Level, Landing - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
284-BS-04A	284 Bartholomew Street, Unit #4, Upper Level, Washroom	Paper backing associated with vinyl sheet flooring - beige with mosaic patter	None Detected	PLM
284-BS-04B	284 Bartholomew Street, Unit #4, Upper Level, Washroom	Paper backing associated with vinyl sheet flooring - beige with mosaic patter	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
284-BS-04C	284 Bartholomew Street, Unit #4, Upper Level, Washroom	Paper backing associated with vinyl sheet flooring - beige with mosaic patter	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
280-BS-01A	280 Bartholomew Street, Unit #4, Foyer Level, Landing	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
280-BS-01B	280 Bartholomew Street, Unit #4, Foyer Level, Landing	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
280-BS-01C	280 Bartholomew Street, Unit #4, Foyer Level, Landing	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
280-BS-02A	280 Bartholomew Street, Unit #4, Basement Level, Landing	12"x12" Vinyl floor tile - beige with brown streaks	5% Chrysotile	PLM
280-BS-02B	280 Bartholomew Street, Unit #4, Basement Level, Landing	12"x12" Vinyl floor tile - beige with brown streaks	Positive Stop (Not Analyzed)	PLM
280-BS-02C	280 Bartholomew Street, Unit #4, Basement Level, Landing	12"x12" Vinyl floor tile - beige with brown streaks	Positive Stop (Not Analyzed)	PLM
280-BS-03A	280 Bartholomew Street, Unit #4, Basement Level, Landing	12"x12" Vinyl floor tile - brown with brown flecks	None Detected	PLM
280-BS-03B	280 Bartholomew Street, Unit #4, Basement Level, Landing	12"x12" Vinyl floor tile - brown with brown flecks	None Detected	PLM
280-BS-03C	280 Bartholomew Street, Unit #4, Basement Level, Landing	12"x12" Vinyl floor tile - brown with brown flecks	None Detected	PLM
280-BS-04A	280 Bartholomew Street, Unit #4, Basement, Landing - wall	Drywall joint-fill compound	2% Chrysotile	PLM
280-BS-04B	280 Bartholomew Street, Unit #4, Foyer, Stairs - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-BS-04C	280 Bartholomew Street, Unit #4, Main Level, Stairs - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-BS-04D	280 Bartholomew Street, Unit #4, Main Level, Kitchen - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-BS-04E	280 Bartholomew Street, Unit #4, Main Level, Living Room - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-BS-04F	280 Bartholomew Street, Unit #4, Upper Level, Stairs - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-BS-04G	280 Bartholomew Street, Unit #4, Upper Level, Landing - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
280-BS-05A	280 Bartholomew Street, Unit #4, Main Level, Kitchen	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
280-BS-05B	280 Bartholomew Street, Unit #4, Main Level, Kitchen	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
280-BS-05C	280 Bartholomew Street, Unit #4, Main Level, Kitchen	12"x12" Vinyl floor tile - beige with brown smears	None Detected	PLM
280-BS-06A	280 Bartholomew Street, Unit #4, Main Level, Landing	12"x12" Vinyl floor tile - brown with brown streaks	4% Chrysotile	PLM
280-BS-06B	280 Bartholomew Street, Unit #4, Main Level, Landing	12"x12" Vinyl floor tile - brown with brown streaks	Positive Stop (Not Analyzed)	PLM
280-BS-06C	280 Bartholomew Street, Unit #4, Main Level, Landing	12"x12" Vinyl floor tile - brown with brown streaks	Positive Stop (Not Analyzed)	PLM
280-BS-07A	280 Bartholomew Street, Unit #4, Upper Level, Washroom	Vinyl sheet flooring - beige mosaic pattern	None Detected	PLM
280-BS-07B	280 Bartholomew Street, Unit #4, Upper Level, Washroom	Vinyl sheet flooring - beige mosaic pattern	None Detected	PLM
280-BS-07C	280 Bartholomew Street, Unit #4, Upper Level, Washroom	Vinyl sheet flooring - beige mosaic pattern	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
280-8-BS-01A	280 Bartholomew Street, Unit #8, Basement Level, Stairs - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-8-BS-01B	280 Bartholomew Street, Unit #8, Basement Level, Stairs - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-8-BS-01C	280 Bartholomew Street, Unit #8, Main Level, Kitchen - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-8-BS-01D	280 Bartholomew Street, Unit #8, Main Level, Living Room - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-8-BS-01E	280 Bartholomew Street, Unit #8, Main Level, Landing - wall	Drywall joint-fill compound	2% Chrysotile	PLM
280-8-BS-01F	280 Bartholomew Street, Unit #8, Upper Level, Stairs - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-8-BS-01G	280 Bartholomew Street, Unit #8, Upper Level, Landing - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
280-8-BS-02A	280 Bartholomew Street, Unit #8, Basement Level, Landing	12"x12"Vinyl floor tile - beige with black flecks	5% Chrysotile	PLM
280-8-BS-02B	280 Bartholomew Street, Unit #8, Basement Level, Landing	12"x12"Vinyl floor tile - beige with black flecks	Positive Stop (Not Analyzed)	PLM
280-8-BS-02C	280 Bartholomew Street, Unit #8, Basement Level, Landing	12"x12"Vinyl floor tile - beige with black flecks	Positive Stop (Not Analyzed)	PLM
280-8-BS-03A	280 Bartholomew Street, Unit #8, Main Level, Kitchen	12"x12"Vinyl floor tile - beige with brown smears	None Detected	PLM
280-8-BS-03B	280 Bartholomew Street, Unit #8, Main Level, Kitchen	12"x12"Vinyl floor tile - beige with brown smears	None Detected	PLM
280-8-BS-03C	280 Bartholomew Street, Unit #8, Main Level, Kitchen	12"x12"Vinyl floor tile - beige with brown smears	None Detected	PLM
280-8-BS-04A	280 Bartholomew Street, Unit #8, Upper Level, Landing	12"x12"Vinyl floor tile - brown with brown streaks	None Detected	PLM
280-8-BS-04B	280 Bartholomew Street, Unit #8, Upper Level, Landing	12"x12"Vinyl floor tile - brown with brown streaks	None Detected	PLM
280-8-BS-04C	280 Bartholomew Street, Unit #8, Upper Level, Landing	12"x12"Vinyl floor tile - brown with brown streaks	None Detected	PLM

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix B
Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy
March 2, 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- Bartholomew Units
Project: 122150275
Custody:

Report Date: 27-Jan-2017
Order Date: 24-Jan-2017

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

Paracel ID	Client ID
1704169-01	284-BS-01A (Tile)
1704169-02	284-BS-01B (Tile)
1704169-03	284-BS-01C (Tile)
1704169-04	284-BS-02A (Tile)
1704169-05	284-BS-02B (Tile)
1704169-06	284-BS-02C (Tile)
1704169-07	284-BS-03A
1704169-08	284-BS-03B
1704169-09	284-BS-03C
1704169-10	284-BS-03D
1704169-11	284-BS-03E
1704169-12	284-BS-03F
1704169-13	284-BS-03G
1704169-14	284-BS-04A
1704169-15	284-BS-04B
1704169-16	284-BS-04C
1704169-17	280-BS-01A (Tile)
1704169-18	280-BS-01B (Tile)
1704169-19	280-BS-01C (Tile)
1704169-20	280-BS-02A (Tile)
1704169-21	280-BS-02B (Tile)
1704169-22	280-BS-02C (Tile)
1704169-23	280-BS-03A (Tile)
1704169-24	280-BS-03B (Tile)
1704169-25	280-BS-03C (Tile)
1704169-26	280-BS-04A

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- Bartholomew Units**

Report Date: 27-Jan-2017

Order Date: 24-Jan-2017

Project Description: **122150275**

1704169-27	280-BS-04B
1704169-28	280-BS-04C
1704169-29	280-BS-04D
1704169-30	280-BS-04E
1704169-31	280-BS-04F
1704169-32	280-BS-04G
1704169-33	280-BS-05A (Tile)
1704169-34	280-BS-05B (Tile)
1704169-35	280-BS-05C (Tile)
1704169-36	280-BS-06A (Tile)
1704169-37	280-BS-06B (Tile)
1704169-38	280-BS-06C (Tile)
1704169-39	280-BS-07A
1704169-40	280-BS-07B
1704169-41	280-BS-07C
1704169-42	280-8-BS-01E
1704169-43	280-8-BS-01A
1704169-44	280-8-BS-01B
1704169-45	280-8-BS-01C
1704169-46	280-8-BS-01D
1704169-47	280-8-BS-01F
1704169-48	280-8-BS-01G
1704169-49	280-8-BS-02A (Tile)
1704169-50	280-8-BS-02B (Tile)
1704169-51	280-8-BS-02C (Tile)
1704169-52	280-8-BS-03A (Tile)
1704169-53	280-8-BS-03B (Tile)
1704169-54	280-8-BS-03C (Tile)
1704169-55	280-8-BS-04A (Tile)
1704169-56	280-8-BS-04B (Tile)
1704169-57	280-8-BS-04C (Tile)

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275- Bartholomew Units**

Report Date: 27-Jan-2017
 Order Date: 24-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>
1704169-01	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-02	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-03	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-04	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-05	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-06	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-07	20-Jan-17	sample homogenized	Tan	Drywall Joint Compound	Yes	Chrysotile Non-Fibers	2 98
1704169-08	20-Jan-17					not analyzed	
1704169-09	20-Jan-17					not analyzed	
1704169-10	20-Jan-17					not analyzed	
1704169-11	20-Jan-17					not analyzed	
1704169-12	20-Jan-17					not analyzed	
1704169-13	20-Jan-17					not analyzed	
1704169-14	20-Jan-17	sample homogenized	Grey	Paper Backing	No	Non-Fibers Other fibers	85 15
1704169-15	20-Jan-17	sample homogenized	Grey	Paper Backing	No	Non-Fibers Other fibers	85 15

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275- Bartholomew Units**

Report Date: 27-Jan-2017
 Order Date: 24-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>
1704169-16	20-Jan-17	sample homogenized	Grey	Paper Backing	No	Non-Fibers	85
						Other fibers	15
1704169-17	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-18	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-19	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-20	20-Jan-17	sample homogenized	Tan	Floor Tile	Yes	Chrysotile	5
						Non-Fibers	95
1704169-21	20-Jan-17					not analyzed	
1704169-22	20-Jan-17					not analyzed	
1704169-23	20-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1704169-24	20-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1704169-25	20-Jan-17	sample homogenized	Brown	Floor Tile	No	Non-Fibers	100
1704169-26	20-Jan-17	sample homogenized	Tan	Drywall Joint Compound	Yes	Chrysotile	2
						Non-Fibers	98
1704169-27	20-Jan-17					not analyzed	
1704169-28	20-Jan-17					not analyzed	
1704169-29	20-Jan-17					not analyzed	
1704169-30	20-Jan-17					not analyzed	
1704169-31	20-Jan-17					not analyzed	

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275- Bartholomew Units**

Report Date: 27-Jan-2017
 Order Date: 24-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>
1704169-32	20-Jan-17					not analyzed	
1704169-33	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-34	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-35	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-36	20-Jan-17	sample homogenized	Brown	Floor Tile	Yes	Chrysotile	4
						Non-Fibers	96
1704169-37	20-Jan-17					not analyzed	
1704169-38	20-Jan-17					not analyzed	
1704169-39	20-Jan-17	sample homogenized	Brown	Sheet Vinyl Flooring	No	Cellulose	10
						MMVF	2
						Non-Fibers	83
						Other fibers	5
1704169-40	20-Jan-17	sample homogenized	Brown	Sheet Vinyl Flooring	No	Cellulose	10
						MMVF	2
						Non-Fibers	83
						Other fibers	5
1704169-41	20-Jan-17	sample homogenized	Brown	Sheet Vinyl Flooring	No	Cellulose	10
						MMVF	2
						Non-Fibers	83
						Other fibers	5
1704169-42	20-Jan-17	sample homogenized	Tan	Drywall Joint Compound	Yes	Chrysotile	2
						Non-Fibers	98
1704169-43	20-Jan-17					not analyzed	

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275- Bartholomew Units**

Report Date: 27-Jan-2017
 Order Date: 24-Jan-2017
 Project Description: **122150275**

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

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1704169-44	20-Jan-17					not analyzed	
1704169-45	20-Jan-17					not analyzed	
1704169-46	20-Jan-17					not analyzed	
1704169-47	20-Jan-17					not analyzed	
1704169-48	20-Jan-17					not analyzed	
1704169-49	20-Jan-17	sample homogenized	Tan	Floor Tile	Yes	Chrysotile Non-Fibers	5 95
1704169-50	20-Jan-17					not analyzed	
1704169-51	20-Jan-17					not analyzed	
1704169-52	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-53	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-54	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-55	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-56	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100
1704169-57	20-Jan-17	sample homogenized	Tan	Floor Tile	No	Non-Fibers	100

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

** Analytes in bold indicate asbestos mineral content.

Certificate of Analysis

Client: Stantec Consulting Ltd. (Ottawa)

Client PO: 122150275- Bartholomew Units

Report Date: 27-Jan-2017

Order Date: 24-Jan-2017

Project Description: 122150275

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	25-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.

Work Order Revisions / Comments

None

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix C
Summary of Occurrences of Asbestos-Containing Materials
March 2, 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
Basement	284 Bartholomew Unit #4	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Basement	284 Bartholomew Unit #4	Stairs	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Basement	284 Bartholomew Unit #4	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar/Adhesive	5 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Basement	284 Bartholomew Unit #4	Foyer	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Exterior	284 Bartholomew Unit #4	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Exterior	284 Bartholomew Unit #4	Windows	Windows	Exterior Caulking - White	30 m (7 windows)	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Foyer	284 Bartholomew Unit #4	Stairs	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Foyer	284 Bartholomew Unit #4	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	2 sq.m	NS	No	PACM	No	No	D	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

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
Foyer	284 Bartholomew Unit #4	Foyer	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Main	284 Bartholomew Unit #4	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Main	284 Bartholomew Unit #4	Kitchen	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Main	284 Bartholomew Unit #4	Kitchen	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Peach with Beige Smears	10 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Main	284 Bartholomew Unit #4	Living Room	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	284-BS-03A	Yes	2% Chrysotile	No	Yes	A	good	ACM
Main	284 Bartholomew Unit #4	Living Room	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	25 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Main	284 Bartholomew Unit #4	Stairs	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Roof	284 Bartholomew Unit #4	Roofing	Roofing	Roof Caulking	NQ	NS	No	PACM	No	Yes	B	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

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	284 Bartholomew Unit #4	Roofing	Roofing	Roofing Materials	NQ	NS	No	PACM	No	Yes	B	unknown (PACM)	PACM
Upper	284 Bartholomew Unit #4	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar/Adhesive	5 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Upper	284 Bartholomew Unit #4	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Upper	284 Bartholomew Unit #4	Bedroom 2	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	10 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Upper	284 Bartholomew Unit #4	Bedroom 2	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Upper	284 Bartholomew Unit #4	Bedroom 3	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	10 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Upper	284 Bartholomew Unit #4	Bedroom 3	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Upper	284 Bartholomew Unit #4	Stairs	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM

Accessibility Classification

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- 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
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* 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
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 - ns - not sampled
 - ref - reference sample
 - F - friable
 - 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
Upper	284 Bartholomew Unit #4	Bedroom 1	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Upper	284 Bartholomew Unit #4	Bedroom 2	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 284-BS-03A	No	2% Chrysotile	No	Yes	A	good	ACM
Upper	284 Bartholomew Unit #4	Bedroom 1	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	10 sq.m	NS	No	PACM	No	No	D	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
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 - ref - reference sample
 - F - friable
 - NF - non friable
 - RCA - recommend corrective action
 - BS - bulk sample

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

Summary of Occurrences of Asbestos-Containing Materials

Level	Building	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
Basement	280 Bartholomew Unit #4	Stairs	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	15 sq.m	280-BS-04A	Yes	2% Chrysotile	No	Yes	A	good	ACM
Basement	280 Bartholomew Unit #4	Washroom	Inside South Wall	Vermiculite	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Basement	280 Bartholomew Unit #4	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Basement	280 Bartholomew Unit #4	Landing	Floor	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	1 sq.m	280-BS-02A	Yes	5% Chrysotile	No	Yes	A	good	ACM
Basement	280 Bartholomew Unit #4	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Streaks	1 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Basement	280 Bartholomew Unit #4	Bedroom 1	Floor	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	NQ	Ref: 280-BS-02A	No	5% Chrysotile	No	No	B	unknown	ACM, NO ACCESS
Basement	280 Bartholomew Unit #4	Bedroom 2	Floor	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	NQ	Ref: 280-BS-02A	No	5% Chrysotile	No	No	B	unknown	ACM, NO ACCESS
Basement	280 Bartholomew Unit #4	Bedroom 1	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Streaks	NQ	NS	No	PACM	No	No	D	unknown (PACM)	PACM, NO ACCESS

Accessibility Classification

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Basement	280 Bartholomew Unit #4	Bedroom 2	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Brown with Brown Flecks	NQ	NS	No	PACM	No No	D	unknown (PACM)	PACM, NO ACCESS
Basement	280 Bartholomew Unit #4	Washroom	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-BS-04A	No	2% Chrysotile	No Yes	A	good	ACM
Exterior	280 Bartholomew Unit #4	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
Exterior	280 Bartholomew Unit #4	Windows	Windows	Exterior Caulking - White	30 m (6 windows)	NS	No	PACM	No Yes	A	good (PACM)	PACM
Foyer	280 Bartholomew Unit #4	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Streaks	2 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM
Foyer	280 Bartholomew Unit #4	Stairs	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-BS-04A	No	2% Chrysotile	No Yes	A	poor	<1 SQ.M MOULD SUSPECT ON WALLS
Main	280 Bartholomew Unit #4	Living Room	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Brown with Brown Streaks	30 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM

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Level	Building	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
Main	280 Bartholomew Unit #4	Living Room	Inside South Wall	Vermiculite	40 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Main	280 Bartholomew Unit #4	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Streaks	1 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Main	280 Bartholomew Unit #4	Living Room	Floor	12"x12" Vinyl Floor Tile - Brown with Brown Streaks	30 sq.m	280-BS-06A	Yes	4% Chrysotile	No	Yes	A	good	ACM
Main	280 Bartholomew Unit #4	Foyer	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	10 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	MINOR CHIPPING
Main	280 Bartholomew Unit #4	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Brown with Brown Flecks	1 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Main	280 Bartholomew Unit #4	Living Room	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 280-BS-04A	No	2% Chrysotile	No	Yes	A	good	ACM
Main	280 Bartholomew Unit #4	Kitchen	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	30 sq.m	Ref: 280-BS-04A	No	2% Chrysotile	No	Yes	A	good	ACM
Main	280 Bartholomew Unit #4	Kitchen	Inside South Wall	Vermiculite	20 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM

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Summary of Occurrences of Asbestos-Containing Materials

Level	Building	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
Main	280 Bartholomew Unit #4	Stairs	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-BS-04A	No	2% Chrysotile	No	Yes	A	good	ACM
Main	280 Bartholomew Unit #4	Landing	Floor	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	5 sq. m	Ref: 280-BS-02A	No	5% Chrysotile	No	No	B	unknown	ACM
Roof	280 Bartholomew Unit #4	Roofing	Roofing	Roofing Materials	NQ	NS	No	PACM	No	Yes	B	unknown (PACM)	PACM
Roof	280 Bartholomew Unit #4	Roofing	Roofing	Roof Caulking	NQ	NS	No	PACM	No	Yes	B	unknown (PACM)	PACM
Upper	280 Bartholomew Unit #4	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Brown with Brown Streaks	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Upper	280 Bartholomew Unit #4	Landing	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-BS-04A	No	2% Chrysotile	No	Yes	A	good	ACM
Upper	280 Bartholomew Unit #4	Bedroom 1	Inside South Wall	Vermiculite	20 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Upper	280 Bartholomew Unit #4	Bedroom 2	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Brown with Brown Streaks	NQ	NS	No	PACM	No	No	D	unknown (PACM)	NOT ACCESSED

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Level	Building	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
Upper	280 Bartholomew Unit #4	Washroom	Wall	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No Yes	A	good (PACM)	PACM
Upper	280 Bartholomew Unit #4	Bedroom 2	Floor	12"x12" Vinyl Floor Tile - Brown with Brown Streaks	NQ	Ref: 280-BS-066A	No	4% Chrysotile	No No	B	unknown	NOT ACCESSED
Upper	280 Bartholomew Unit #4	Bedroom 1	Floor	12"x12" Vinyl Floor Tile - Brown with Brown Streaks	10 sq.m	Ref: 280-BS-066A	No	4% Chrysotile	No Yes	A	good	ACM
Upper	280 Bartholomew Unit #4	Landing	Floor	12"x12" Vinyl Floor Tile - Brown with Brown Streaks	5 sq.m	Ref: 280-BS-066A	No	4% Chrysotile	No Yes	A	good	ACM
Upper	280 Bartholomew Unit #4	Stairs	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-BS-04A	No	2% Chrysotile	No Yes	A	good	ACM
Upper	280 Bartholomew Unit #4	Bedroom 1	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	5 sq.m	Ref: 280-BS-04A	No	2% Chrysotile	No Yes	A	good	ACM
Upper	280 Bartholomew Unit #4	Bedroom 2	Walls, Bulkhead and Ceiling	Drywall Joint-Fill Compound	NQ	Ref: 280-BS-04A	No	2% Chrysotile	No No	B	unknown	NOT ACCESSED
Upper	280 Bartholomew Unit #4	Bedroom 1	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Brown with Brown 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	
Basement	280 Bartholomew Unit #8	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Black Flecks	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Basement	280 Bartholomew Unit #8	Stairs	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-8-BS-01E	No	2% Chrysotile	No	Yes	A	good	ACM
Basement	280 Bartholomew Unit #8	Bedroom 1	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-8-BS-01E	No	2% Chrysotile	No	Yes	A	good	ACM
Basement	280 Bartholomew Unit #8	Washroom	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	5 sq.m	Ref: 280-8-BS-01E	No	2% Chrysotile	No	Yes	A	good	ACM
Basement	280 Bartholomew Unit #8	Landing	Floor	12"x12" Vinyl Floor Tile - Beige with Black Flecks	5 sq.m	280-8-BS-02A	Yes	5% Chrysotile	No	Yes	A	good	ACM
Basement	280 Bartholomew Unit #8	Bedroom 1	Floor	12"x12" Vinyl Floor Tile - Beige with Black Flecks	10 sq.m	Ref: 280-8-BS-02A	No	5% Chrysotile	No	Yes	A	good	ACM
Basement	280 Bartholomew Unit #8	Bedroom 1	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Black Flecks	10 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
Basement	280 Bartholomew Unit #8	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Exterior	280 Bartholomew Unit #8	Windows	Windows	Exterior Caulking	30 m (6 windows)	NS	No	PACM	No	Yes	A	good (PACM)	PACM

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Exterior	280 Bartholomew Unit #8	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
Foyer	280 Bartholomew Unit #8	Stairs	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-8-BS-01E	No	2% Chrysotile	No Yes	A	good	ACM
Main	280 Bartholomew Unit #8	Living Room	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	30 sq.m	Ref: 280-8-BS-01E	No	2% Chrysotile	No Yes	A	good	ACM
Main	280 Bartholomew Unit #8	Kitchen	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	10 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM
Main	280 Bartholomew Unit #8	Living Room	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	30 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM
Main	280 Bartholomew Unit #8	Kitchen	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	30 sq.m	Ref: 280-8-BS-01E	No	2% Chrysotile	No Yes	A	good	ACM
Main	280 Bartholomew Unit #8	Stairs	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	280-8-BS-01E	Yes	2% Chrysotile	No Yes	A	good	ACM
Roof	280 Bartholomew Unit #8	Roofing	Roofing	Roofing Materials	NQ	NS	No	PACM	No Yes	B	unknown (PACM)	PACM

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Upper	280 Bartholomew Unit #8	Bedrooms 2 and 3	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	NQ	Ref: 280-8-BS-01E	No	2% Chrysotile	No No	B	unknown	NOT ASSESSED
Upper	280 Bartholomew Unit #8	Bedrooms	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	NQ	NS	No	PACM	No No	D	unknown (PACM)	NOT ASSESSED
Upper	280 Bartholomew Unit #8	Washroom	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	5 sq.m	Ref: 280-8-BS-01E	No	2% Chrysotile	No Yes	A	good	ACM
Upper	280 Bartholomew Unit #8	Landing	Floor	12"x12" Vinyl Floor Tile - Beige with Black Flecks	5 sq.m	Ref: 280-8-BS-02A	No	5% Chrysotile	No Yes	A	good	ACM
Upper	280 Bartholomew Unit #8	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Black Flecks	5 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM
Upper	280 Bartholomew Unit #8	Landing	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Smears	5 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM
Upper	280 Bartholomew Unit #8	Stairs	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	15 sq.m	Ref: 280-8-BS-01E	No	2% Chrysotile	No Yes	A	good	ACM

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ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
March 2, 2017

Appendix D **Selected Site Photographs**

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
March 2, 2017



Photo 1: Presumed asbestos-containing brick mortar observed to be in good condition on the exterior walls at 280 Bartholomew Street Unit #4.



Photo 2: Asbestos-containing drywall joint-fill compound observed to be in poor condition on the wall in the foyer at 280 Bartholomew Street Unit #4.



Photo 3: Asbestos-containing 12"x12" vinyl floor tiles – brown with brown streaks observed to be in good condition on the upper level landing at 280 Bartholomew Street Unit #4.



Photo 4: Asbestos-containing 12"x12" vinyl floor tiles – beige with brown streaks observed to be in good condition on the basement landing at 280 Bartholomew Street Unit #4.

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
March 2, 2017

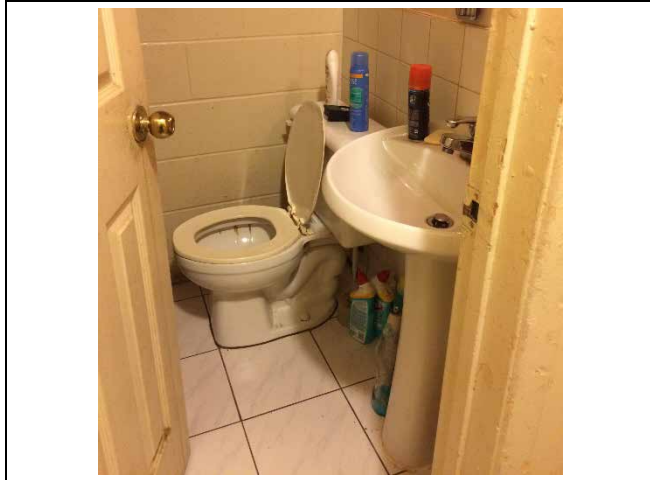


Photo 5: Presumed asbestos-containing ceramic tile grout and mortar/adhesive observed to be in good condition on the walls and floor of the basement level washroom.



Photo 6: Asbestos-containing 12"x12" vinyl floor tiles – beige with black flecks observed to be in good condition on the basement landing at 280 Bartholomew Street Unit #8.

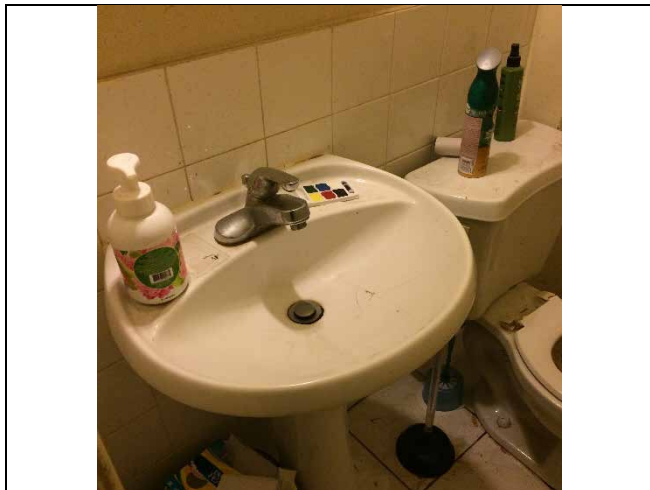


Photo 7: Asbestos-containing drywall joint-fill compound on the walls and presumed asbestos-containing ceramic tile grout and mortar/adhesive on the walls and floor in the washroom, observed to be in good condition at 284 Bartholomew Street Unit #4.