

Asbestos Building Materials Assessment

Multi-Unit Residential Building
33 Bennett Street
Brockville ON



Prepared for:
United Counties of Leeds & Grenville
100-25 Central Avenue West
Brockville ON K6V 4N6

Prepared by:
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Project No.: 122150275

February 17, 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	3
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 the multi-residential building (subject building), located at 33 Bennett Street in Spencerville, 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 12, 2017.

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

- Stucco (friable);
- 12"x12" vinyl floor tile – beige with dots (non-friable);
- Exterior caulking – brown (non-friable);
- Exterior caulking – black (non-friable); and,
- Drywall joint-fill compound – beige (non-friable).

Stucco and exterior caulking – brown was observed to be in poor condition. 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:

- Cement pipe;
- Mastic associated with 12"x12" vinyl floor tile – beige with dots;
- Mastic associated with 12"x12" vinyl floor tile – beige with green smears;
- Ceramic tile grout and mortar/adhesive;

ASBESTOS BUILDING MATERIALS ASSESSMENT

- Fire rated doors;
- Brick mortar;
- Exterior caulking – white;
- Roof caulking; and,
- Roofing materials.

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.

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

February 17, 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 multi-residential building (subject building), located at 33 Bennett Street in Spencerville, 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 (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 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 OHS. The site work was conducted by Victoria Pereira on January 12, 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 generally included common areas, mechanical rooms, and a representative number of residential units;
- 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 building.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 17, 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;
- 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.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 17, 2017

2.1.1 Project-Specific Limitations

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

- Units 107 and 208;
- Common areas (common room, common room storage, attic, laundry rooms, janitor, janitor office, APT storage, stairs, corridors, and entrance);
- Mechanical room (water treatment room, mechanical room, crawlspace); and,
- Exterior.

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

- Roof (no access).

It should be noted that the following building materials were reported by Leeds Grenville to have been removed and replaced within the last three (3) years:

- Roof;
- Vinyl sheet flooring in the washroom at unit 208; and,
- Vinyl floor tiles in the common area kitchen.

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 OHS Act, 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

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 17, 2017

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 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 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 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 one 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

February 17, 2017

4.1 FACILITY DESCRIPTION

The multi-unit residential building located at 33 Bennett Street is two (2) level building with a crawlspace. The reported construction date of the building is 1975. The typical structural components and finished associated with this building consist of brick exterior walls, various types of flooring including cement, vinyl floor tile, carpet and vinyl sheet flooring and interior concrete block and drywall walls with drywall, ceiling tiles, and textured 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 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:

- Stucco.

Stucco observed to be in poor condition (cracking, 2 m) in the 2nd floor laundry room.

This material was observed to be in good condition.



ASBESTOS BUILDING MATERIALS ASSESSMENT

February 17, 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 tile – beige with dots;
- Exterior caulking – brown;
- Exterior caulking – black; and,
- Drywall joint-fill compound.

Exterior caulking – brown was observed to be in poor condition (cracking, 6 m) on the double doors near the front entrance. This material was observed to be in good condition.

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

Similar asbestos-containing materials are likely to be present in units not assessed and should be treated as asbestos-containing materials. Materials not sampled should be presumed to be asbestos-containing.

5.3 PRESUMED ASBESTOS-CONTAINING MATERIALS

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

- Cement pipe;
- Mastic associated with 12"x12" vinyl floor tile – beige with dots;
- Mastic associated with 12"x12" vinyl floor tile – beige with green smears;
- Ceramic tile grout and mortar/adhesive;
- Fire rated doors;
- Brick mortar;
- Exterior caulking – white;
- Roof caulking; and,
- Roofing materials.

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.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 17, 2017

5.4 NON-ASBESTOS-CONTAINING MATERIALS

It should be noted that the following building materials were reported by Leeds Grenville to have been removed and replaced within the last three (3) years:

- Roof;
- Vinyl sheet flooring in the washroom at unit 208; and,
- Vinyl floor tiles in the common area kitchen.

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

Various walls of the subject facility 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

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

- Damaged asbestos-containing stucco should be repaired following Type 2 procedures;
- Loose asbestos-containing exterior caulking – brown should be removed and repaired following Type 1 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

February 17, 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; 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 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

February 17, 2017

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

Regards,

STANTEC CONSULTING LTD.



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ASBESTOS BUILDING MATERIALS ASSESSMENT

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
33-BS-01A	1st Floor, Unit 107 - foyer, bulkhead	Stucco	1% Chrysotile	PLM
33-BS-01B	1st Floor, Unit 107 - bedroom, bulkhead	Stucco	Positive Stop Not Analyzed	PLM
33-BS-01C	2nd Floor, Unit 208 - living room, ceiling	Stucco	Positive Stop Not Analyzed	PLM
33-BS-01D	2nd Floor, Unit 208 - living room, ceiling	Stucco	Positive Stop Not Analyzed	PLM
33-BS-01E	2nd Floor, Corridor - near unit 207, ceiling	Stucco	Positive Stop Not Analyzed	PLM
33-BS-01F	2nd Floor, Laundry room - ceiling	Stucco	Positive Stop Not Analyzed	PLM
33-BS-01G	1st Floor, Common Area - bulkhead	Stucco	Positive Stop Not Analyzed	PLM
33-BS-02A	1st Floor, Unit 107 - closet, bulkhead	Drywall joint-fill compound - beige	1% Chrysotile	PLM
33-BS-02B	1st Floor, Unit 107 - closet, bulkhead	Drywall joint-fill compound - beige	Positive Stop Not Analyzed	PLM
33-BS-02C	2nd Floor, Unit 208 - closet, bulkhead	Drywall joint-fill compound - beige	Positive Stop Not Analyzed	PLM
33-BS-02D	2nd Floor, Unit 208 - closet, bulkhead	Drywall joint-fill compound - beige	Positive Stop Not Analyzed	PLM
33-BS-02E	1st Floor, Common Area - wall	Drywall joint-fill compound - beige	Positive Stop Not Analyzed	PLM
33-BS-02F	1st Floor, Common Area - bulkhead	Drywall joint-fill compound - beige	Positive Stop Not Analyzed	PLM
33-BS-02G	1st Floor, Common Area - wall	Drywall joint-fill compound - beige	Positive Stop Not Analyzed	PLM
33-BS-03A	1st Floor, Common Area - storage room	12"x12" Vinyl floor tiles - beige with dots	4.1% Chrysotile	PLM
33-BS-03B	1st Floor, Common Area - storage room	12"x12" Vinyl floor tiles - beige with dots	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
33-BS-03C	1st Floor, Common Area - storage room	12"x12" Vinyl floor tiles - beige with dots	Positive Stop Not Analyzed	PLM
33-BS-04A	1st Floor, Laundry Room	12"x12" Vinyl floor tiles - beige with green smears	None Detected	PLM
33-BS-04B	1st Floor, Laundry Room	12"x12" Vinyl floor tiles - beige with green smears	None Detected	PLM
33-BS-04C	1st Floor, Laundry Room	12"x12" Vinyl floor tiles - beige with green smears	None Detected	PLM
33-BS-05A	1st Floor, Common Area - storage room, ceiling	2'x4' Acoustic ceiling tile - large and small pinholes	None Detected	PLM
33-BS-05B	1st Floor, Common Area - storage room, ceiling	2'x4' Acoustic ceiling tile - large and small pinholes	None Detected	PLM
33-BS-05C	1st Floor, Common Area - storage room, ceiling	2'x4' Acoustic ceiling tile - large and small pinholes	None Detected	PLM
33-BS-06A	1st Floor, Common Area - storage room, ceiling	2'x4' Acoustic ceiling tile - large and small pinholes	None Detected	PLM
33-BS-06B	1st Floor, Common Area - storage room, ceiling	2'x4' Acoustic ceiling tile - large and small pinholes	None Detected	PLM
33-BS-06C	1st Floor, Common Area - storage room, ceiling	2'x4' Acoustic ceiling tile - large and small pinholes	None Detected	PLM
33-BS-07A	2nd Floor, Corridor South - near 207, ceiling	Drywall joint-fill compound - white	None Detected	PLM
33-BS-07B	2nd Floor, Corridor South - near 207, ceiling	Drywall joint-fill compound - white	None Detected	PLM
33-BS-07C	2nd Floor, Corridor South - near 207, ceiling	Drywall joint-fill compound - white	None Detected	PLM
33-BS-08A	1st Floor, North Stairs - between step and riser	Interior caulking - white	None Detected	PLM
33-BS-08B	1st Floor, North Stairs - between step and riser	Interior caulking - white	None Detected	PLM
33-BS-08C	1st Floor, North Stairs - between step and riser	Interior caulking - white	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
33-BS-09A	1st Floor, North Stairs - between step and riser	Interior caulking - beige	None Detected	PLM
33-BS-09B	1st Floor, North Stairs - between step and riser	Interior caulking - beige	None Detected	PLM
33-BS-09C	1st Floor, North Stairs - between step and riser	Interior caulking - beige	None Detected	PLM
33-BS-10A	Exterior, Front Entrance - door	Exterior caulking - black	2.03% Chrysotile	PLM
33-BS-10B	Exterior, Side Entrance - joint	Exterior caulking - black	Positive Stop Not Analyzed	PLM
33-BS-10C	Exterior, Common Area - window	Exterior caulking - black	Positive Stop Not Analyzed	PLM
33-BS-11A	Exterior, near Front Entrance - double doors	Exterior caulking - brown	None Detected	PLM
33-BS-11B	Exterior, near Front Entrance - double doors	Exterior caulking - brown	2.12% Chrysotile	PLM
33-BS-11C	Exterior, near Front Entrance - double doors	Exterior caulking - brown	Positive Stop Not Analyzed	PLM
33-BS-12A	Exterior, Side Entrance - siding	Exterior caulking - beige	None Detected	PLM
33-BS-12B	Exterior, Side Entrance - siding	Exterior caulking - beige	None Detected	PLM
33-BS-12C	Exterior, Side Entrance - siding	Exterior caulking - beige	None Detected	PLM

ASBESTOS BUILDING MATERIALS ASSESSMENT

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- 33 Bennett
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
1703201-01	33-BS-01A
1703201-02	33-BS-01B
1703201-03	33-BS-01C
1703201-04	33-BS-01D
1703201-05	33-BS-01E
1703201-06	33-BS-01F
1703201-07	33-BS-01G
1703201-08	33-BS-02A
1703201-09	33-BS-02B
1703201-10	33-BS-02C
1703201-11	33-BS-02D
1703201-12	33-BS-02E
1703201-13	33-BS-02F
1703201-14	33-BS-02G
1703201-15	33-BS-03A (Tile)
1703201-16	33-BS-03B (Tile)
1703201-17	33-BS-03C (Tile)
1703201-18	33-BS-04A (Tile)
1703201-19	33-BS-04B (Tile)
1703201-20	33-BS-04C (Tile)
1703201-21	33-BS-05A
1703201-22	33-BS-05B
1703201-23	33-BS-05C
1703201-24	33-BS-06A
1703201-25	33-BS-06B
1703201-26	33-BS-06C

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

Report Date: 23-Jan-2017

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

Order Date: 17-Jan-2017

Client PO: **122150275- 33 Bennett**

Project Description: 122150275

1703201-27	33-BS-07A
1703201-28	33-BS-07B
1703201-29	33-BS-07C
1703201-30	33-BS-08A
1703201-31	33-BS-08B
1703201-32	33-BS-08C
1703201-33	33-BS-09A
1703201-34	33-BS-09B
1703201-35	33-BS-09C
1703201-36	33-BS-10A
1703201-37	33-BS-10B
1703201-38	33-BS-10C
1703201-39	33-BS-11A
1703201-40	33-BS-11B
1703201-41	33-BS-11C
1703201-42	33-BS-12A
1703201-43	33-BS-12B
1703201-44	33-BS-12C

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275- 33 Bennett**

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

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

<i>Paracel 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>
1703201-01	16-Jan-17	sample homogenized	Beige	Texture Coat	Yes	Client ID: 33-BS-01A Chrysotile Non-Fibers	1 99
1703201-02	16-Jan-17					Client ID: 33-BS-01B not analyzed	
1703201-03	16-Jan-17					Client ID: 33-BS-01C not analyzed	
1703201-04	16-Jan-17					Client ID: 33-BS-01D not analyzed	
1703201-05	16-Jan-17					Client ID: 33-BS-01E not analyzed	
1703201-06	16-Jan-17					Client ID: 33-BS-01F not analyzed	
1703201-07	16-Jan-17					Client ID: 33-BS-01G not analyzed	
1703201-08	16-Jan-17	sample homogenized	Beige	Drywall Joint Compound	Yes	Client ID: 33-BS-02A Chrysotile Non-Fibers	1 99
1703201-09	16-Jan-17					Client ID: 33-BS-02B not analyzed	
1703201-10	16-Jan-17					Client ID: 33-BS-02C not analyzed	
1703201-11	16-Jan-17					Client ID: 33-BS-02D not analyzed	
1703201-12	16-Jan-17					Client ID: 33-BS-02E not analyzed	
1703201-13	16-Jan-17					Client ID: 33-BS-02F not analyzed	
1703201-14	16-Jan-17					Client ID: 33-BS-02G not analyzed	
1703201-15	16-Jan-17	sample homogenized	Grey	Floor Tile	Yes	Client ID: 33-BS-03A (Tile) Chrysotile Non-Fibers	4.1 95.9
1703201-16	16-Jan-17					Client ID: 33-BS-03B (Tile) not analyzed	

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275- 33 Bennett**

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

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

Paracel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1703201-17	16-Jan-17					Client ID: 33-BS-03C (Tile) not analyzed	
1703201-18	16-Jan-17	sample homogenized	White	Floor Tile	No	Client ID: 33-BS-04A (Tile) [AS-PRE] Non-Fibers	100
1703201-19	16-Jan-17	sample homogenized	White	Floor Tile	No	Client ID: 33-BS-04B (Tile) [AS-PRE] Non-Fibers	100
1703201-20	16-Jan-17	sample homogenized	White	Floor Tile	No	Client ID: 33-BS-04C (Tile) [AS-PRE] Non-Fibers	100
1703201-21	16-Jan-17	sample homogenized	White/Brown	Ceiling Tile	No	Client ID: 33-BS-05A [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40
1703201-22	16-Jan-17	sample homogenized	White/Brown	Ceiling Tile	No	Client ID: 33-BS-05B [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40
1703201-23	16-Jan-17	sample homogenized	White/Brown	Ceiling Tile	No	Client ID: 33-BS-05C [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40
1703201-24	16-Jan-17	sample homogenized	White/Grey	Ceiling Tile	No	Client ID: 33-BS-06A [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40
1703201-25	16-Jan-17	sample homogenized	White/Grey	Ceiling Tile	No	Client ID: 33-BS-06B [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40
1703201-26	16-Jan-17	sample homogenized	White/Grey	Ceiling Tile	No	Client ID: 33-BS-06C [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40
1703201-27	16-Jan-17	sample homogenized	Grey	Drywall Joint Compound	No	Client ID: 33-BS-07A Non-Fibers	100

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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>
1703201-28	16-Jan-17	sample homogenized	Grey	Drywall Joint Compound	No	Client ID: 33-BS-07B Non-Fibers	100
1703201-29	16-Jan-17	sample homogenized	Grey	Drywall Joint Compound	No	Client ID: 33-BS-07C Non-Fibers	100
1703201-30	16-Jan-17	sample homogenized	White	Caulking	No	Client ID: 33-BS-08A [AS-PRE] Non-Fibers	100
1703201-31	16-Jan-17	sample homogenized	White	Caulking	No	Client ID: 33-BS-08B [AS-PRE] Non-Fibers	100
1703201-32	16-Jan-17	sample homogenized	White	Caulking	No	Client ID: 33-BS-08C [AS-PRE] Non-Fibers	100
1703201-33	16-Jan-17	sample homogenized	Beige	Caulking	No	Client ID: 33-BS-09A [AS-PRE] Non-Fibers	100
1703201-34	16-Jan-17	sample homogenized	Beige	Caulking	No	Client ID: 33-BS-09B [AS-PRE] Non-Fibers	100
1703201-35	16-Jan-17	sample homogenized	Beige	Caulking	No	Client ID: 33-BS-09C [AS-PRE] Non-Fibers	100
1703201-36	16-Jan-17	sample homogenized	Brown	Caulking	Yes	Client ID: 33-BS-10A [AS-PRE] Chrysotile MMVF Non-Fibers	2.03 0.68 97.29
1703201-37	16-Jan-17					Client ID: 33-BS-10B not analyzed	
1703201-38	16-Jan-17					Client ID: 33-BS-10C not analyzed	
1703201-39	16-Jan-17	sample homogenized	Brown	Caulking	No	Client ID: 33-BS-11A [AS-PRE] Non-Fibers	100
1703201-40	16-Jan-17	sample homogenized	Brown	Caulking	Yes	Client ID: 33-BS-11B [AS-PRE] Chrysotile Non-Fibers	2.12 97.88
1703201-41	16-Jan-17					Client ID: 33-BS-11C not analyzed	
1703201-42	16-Jan-17	sample homogenized	Beige	Caulking	No	Client ID: 33-BS-12A [AS-PRE] Non-Fibers	100
1703201-43	16-Jan-17	sample homogenized	Beige	Caulking	No	Client ID: 33-BS-12B [AS-PRE] Non-Fibers	100

Certificate of Analysis

Report Date: 23-Jan-2017

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

Order Date: 17-Jan-2017

Client PO: 122150275- 33 Bennett

Project Description: 122150275

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

Paracel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1703201-44	16-Jan-17	sample homogenized	Beige	Caulking	No	Client ID: 33-BS-12C Non-Fibers	<small>(AS-PRE)</small> 100

* 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	23-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	APT Storage	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	100 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No Yes	A	good	ACM
1	APT Storage	Floor	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	25 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No Yes	A	good	ACM
1	APT Storage	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	25 sq. m	NS	No	PACM	No No	D	unknown (PACM)	PACM
1	APT Storage	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	25 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No Yes	C	good	ACM
1	Common Area	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	60 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No Yes	A	good	ACM
1	Common Area	Storage Room	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No Yes	A	good	ACM
1	Common Area	Storage Room	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	10 sq. m	33-BS-03A	Yes	4.1% Chrysotile	No Yes	A	good	ACM
1	Common Area	Storage Room	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	10 sq. m	NS	No	PACM	No No	D	unknown (PACM)	PACM
1	Entrance	Floor and Baseboard	Floor and Baseboard	Ceramic Tile Grout and Mortar / Adhesive	15 sq.m	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Hallways / Corridors	Floors and Baseboards	Floors and Baseboards	Ceramic Tile Grout and Mortar / Adhesive	30 sq.m	NS	No	PACM	No Yes	A	good (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
1	Hallways / Corridors	Doors	Doors	Fire Rated Doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Hallways / Corridors	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	100 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No Yes	C	good	ACM
1	Hallways / Corridors	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	200 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No Yes	A	good	ACM
1	Janitor	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	5 sq. m	NS	No	PACM	No No	D	unknown (PACM)	PACM
1	Janitor	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	15 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No Yes	A	good	ACM
1	Janitor	Floor	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	5 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No Yes	A	good	ACM
1	Janitor	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	5 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No Yes	C	good	ACM
1	Janitor Office	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	50 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No Yes	A	good	ACM
1	Laundry Room	Floors and Baseboards	Floors and Baseboards	Ceramic Tile Grout and Mortar / Adhesive	10 sq.m	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Laundry Room	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	10 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No Yes	C	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
1	Laundry Room	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	30 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Mechanical and Water Treatment Room	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	30 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Mechanical and Water Treatment Room	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	25 sq. m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	Mechanical and Water Treatment Room	Mechanical	Ceiling and Bulkhead	Stucco	15 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	B	good	MECHANICAL ROOM IS ANOTHER ROOM LOCATED INSIDE THE WATER TREATMENT ROOM
1	Mechanical and Water Treatment Room	Floor	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	25 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No	Yes	A	good	2 SQ.M LOOSE TILES IN WATER TREATMENT ROOM
1	North and South Stairs	Doors	Doors	Fire Rated Doors	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
1	North and South Stairs	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	20 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	good	ACM
1	North and South Stairs	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Green Smears	20 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?	Visible?	Access.	ACM Condition	Comments/ Notes
1	North and South Stairs	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	200 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Kitchen	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	5 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No	No	D	unknown	PEEL AND STICK FLOORING COVERING TILES
1	Unit 107	Living Room	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	50 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Washroom	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Bedroom	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	40 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Closet	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	2 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Hallway	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	5 sq. m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	Unit 107	Hallway	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	5 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Washroom	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	5 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?	Visible?	Access.	ACM Condition	Comments/ Notes
1	Unit 107	Washroom	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	5 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Bedroom	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	10 sq. m	NS	No	PACM	No	No	D	unknown (PACM)	CARPETED FLOORING COVERING TILES
1	Unit 107	Bedroom	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	10 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No	No	D	unknown	CARPETED FLOORING COVERING TILES
1	Unit 107	Kitchen	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	5 sq. m	NS	No	PACM	No	No	D	unknown (PACM)	PEEL AND STICK FLOORING COVERING TILES
1	Unit 107	Closet	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	10 sq.m	33-BS-02A	Yes	1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Living Room	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	20 sq. m	NS	No	PACM	No	No	D	unknown (PACM)	LAMINATE FLOORING COVERING TILES
1	Unit 107	Living Room	Ceiling and Bulkhead	Stucco	20 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	good	ACM
1	Unit 107	Closet	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots	2 sq. m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	Unit 107	Bedroom	Ceiling and Bulkhead	Stucco	10 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	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
1	Unit 107	Living Room	Floor	12"x12" Vinyl Floor Tiles - Beige with Dots	20 sq. m	Ref: 33-BS-03A	No	4.1% Chrysotile	No No	D	unknown	LAMINATE FLOORING COVERING TILES
1	Unit 107	Foyer	Ceiling and Bulkhead	Stucco	5 sq.m	33-BS-01A	Yes	1% Chrysotile	No Yes	C	good	ACM
1	Unit 107	Kitchen	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No Yes	A	good	ACM
1	Unit 107	Washroom	Walls	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Washroom	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No Yes	A	good	ACM
1	Washroom	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Green Smears	10 sq. m	NS	No	PACM	No No	D	unknown (PACM)	PACM
1	Washroom	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	10 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No Yes	C	good	ACM
1-2	Units Not Assessed	Floor	Under Floor Tile	Mastic Associated with Vinyl Floor Tile	NQ	NS	No	PACM	No No	D	unknown (PACM)	PACM
1-2	Units Not Assessed	Washroom	Walls	Ceramic Tile Grout and Mortar / Adhesive	NQ	NS	No	PACM	No No	D	unknown (PACM)	PACM
2	Hallways / Corridors	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	200 sq.m	Ref: 33-BS-02A	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
2	Hallways / Corridors	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	100 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	good	ACM
2	Hallways / Corridors	Doors	Doors	Fire Rated Doors	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
2	Laundry Room	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Green Smears	20 sq. m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
2	Laundry Room	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	50 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
2	Laundry Room	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	25 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	good	MINOR CRACKING OBSERVED
2	North and South Stairs	Doors	Doors	Fire Rated Doors	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
2	North and South Stairs	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Green Smears	20 sq. m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
2	North and South Stairs	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	200 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
2	North and South Stairs	Ceiling and Bulkhead	Ceiling and Bulkhead	Stucco	20 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	good	ACM

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Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
2	Unit 208	Closet	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	10 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
2	Unit 208	Bedroom	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	40 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
2	Unit 208	Washroom	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
2	Unit 208	Washroom	Walls	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
2	Unit 208	Hallway	Ceiling and Bulkhead	Stucco	5 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	good	ACM
2	Unit 208	Bedroom	Ceiling and Bulkhead	Stucco	10 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	good	ACM
2	Unit 208	Living Room	Ceiling and Bulkhead	Stucco	20 sq.m	Ref: 33-BS-01A	No	1% Chrysotile	No	Yes	C	good	ACM
2	Unit 208	Living Room	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	50 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
2	Unit 208	Kitchen	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 33-BS-02A	No	1% Chrysotile	No	Yes	A	good	ACM
Crawlspace	Water Treatment Room	Mechanical	Below Ceiling	Cement Pipe	10 m	NS	No	PACM	No	No	B	unknown (PACM)	PACM

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Exterior	Common Area	Wall	Window	Exterior Caulking - Black	4 m	Ref: 33-BS-10A	No	2.03% Chrysotile	No Yes	A	good	ACM
Exterior	Common Area	Wall	Door	Exterior Caulking - Black	5 m	Ref: 33-BS-10A	No	2.03% Chrysotile	No Yes	A	good	ACM
Exterior	Exterior	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
Exterior	Main Entrance	Wall	Door	Exterior Caulking - Black	6 m	33-BS-10A	Yes	2.03% Chrysotile	No Yes	A	good	ACM
Exterior	Main Entrance	Ceiling	Soffit	Exterior Caulking - White	4 m	NS	No	PACM	No Yes	A	good (PACM)	PACM
Exterior	Side Entrance	Wall	Door	Exterior Caulking - Black	5 m	Ref: 33-BS-10A	No	2.03% Chrysotile	No Yes	A	good	ACM
Exterior	Water Treatment Room	Wall	Double Doors	Exterior Caulking - Brown	6 m	33-BS-11B	Yes	2.12% Chrysotile	No Yes	A	poor	OBSERVED CRACKING AND CHIPPING OFF THE DOORS
Exterior	Water Treatment Room	Wall	Double Doors	Exterior Caulking - Black	12 m	Ref: 33-BS-10A	No	2.03% Chrysotile	No Yes	A	good	ACM

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ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 17, 2017

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February 17, 2017

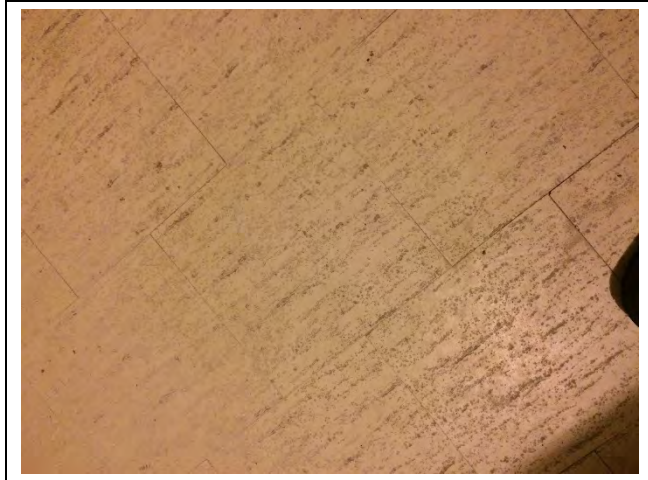


Photo 1: Asbestos-containing 12"x12" vinyl floor tiles – beige with dots observed to be in good condition in the foyer of unit 107.



Photo 2: Asbestos-containing texture material observed to be cracking in the 2nd floor laundry room ceiling.



Photo 3: Asbestos-containing drywall joint-fill compound on the walls and presumed asbestos-containing ceramic tile grout and mortar/adhesive on baseboards and floor observed to be in good condition in the 1st floor corridor.



Photo 4: Presumed asbestos-containing cement pipe observed to be in good condition in the crawlspace.