

Designated Substances Survey Report

St. Alban's Church

567 Monaghan Road
Peterborough, Ontario
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Prepared for:

Incumbent, of All Saints' Peterborough Regional Dean of Peterborough Deanery

235 Rubidge Street
Peterborough, Ontario
K9J 3N9

Attn: Mrs. Samantha Caravan

Prepared by:

Mr. Horace Faulknor, B.Sc., C.Chem., P.Chem., CESA
Senior Project Manager

Project Number: I250114A

Executive Summary

Enviro Management Inc. (EMI) was retained by Regional Dean of Peterborough Deanery to conduct a Designated Substances and Hazardous Materials Assessment of the commercial property located at 235 Rubidge Street, Peterborough, Ontario (herein refer to as Subject Property). It is our understanding that the purpose of this assessment is to comply with Section 30 of the Occupational Health and Safety Act (OHSA), which states that a building owner must determine if there are any designated substances on site prior to any demolition, renovation or construction projects.

Our scope of work was an assessment of designated substances as well as hazardous materials such as polychlorinated biphenyls (PCBs), ozone-depleting substances (ODSs), and visible mould that are likely to be disturbed, to facilitate the project scope of work. The designated substances assessment included those substances designated under the OHSA including the most common and applicable to construction and/or building materials; such as asbestos, lead, mercury and silica.

Enviro Management Inc. (EMI) was on-site on Tuesday January 14, 2025, to perform a designated substances substance survey. The assessment was conducted by Mr. Horace Faulknor.

Based on the visual assessment and laboratory analysis, Table A provides a summary of designated substances and hazardous materials identified or presumed to be present within the proposed project area of the facility.

Table A
Survey Findings and Recommendations
235 Rubidge Street, Peterborough, Ontario
January 14, 2025

Designated Substances	Material(s)	Comments	Recommendations
Acrylonitrile	N/A	N/A	N/A
Arsenic	N/A	N/A	N/A
Asbestos	Vinyl Floor Tile (9x9)	Chrysotile 4 – 8 %	Removal must be performed in accordance with Ontario Regulation 278/05, Regulation respecting Asbestos on Construction Projects and in Buildings and Repair
	Mastic (tile adhesive)	Chrysotile 2 %	
	Pipe-Fitting Insulation	Chrysotile 65%	

Designated Substances	Material(s)	Comments	Recommendations
	Pipe Insulation	Chrysotile 65%	Operations - made under the Occupational Health and Safety Act. Asbestos-containing waste must be handled and disposed of according to Ontario Regulation 347, (as amended) - General - Waste Management.
	Refer to Section 3.3.4	Presumed Materials	
Benzene	N/A	N/A	N/A
Coke Oven Emissions	N/A	N/A	N/A
Ethylene Oxide	N/A	N/A	N/A
Isocyanates	N/A	N/A	N/A
Lead	Ceramic Tile Glazing, Mortar, Solder	Presumed to be present within various materials.	Prior to renovations and/or demolition activities that may disturb materials identified to contain lead, specifications for individual projects should follow the Ministry of Labour Guideline regarding Lead on Construction Projects (April 2011) to ensure worker safety and prevent exposure to building occupants.
	Light Blue Paint	0.035 % wt.	
Mercury	Fluorescent lamp bulbs	Trace (presumed)	Mercury waste has to be handled and disposed of according to Ministry of Environment Regulation 347/90 as amended – made under the Environmental Protection Act for disposal of hazardous waste and may be subject to Leachate Criteria (Schedule 4) of this Regulation
	Gauges, Switches	Liquid (if present)	
Silica	Brick, Mortar, Concrete, Drywall	Presumed	For construction related projects, Ministry of Labour guideline “Silica on Construction Projects” (April 2011) should be

Designated Substances	Material(s)	Comments	Recommendations
			followed. Precautions must be taken to prevent silica-containing particles from becoming airborne during the disturbance of these materials through renovation or demolition projects
Vinyl Chloride	N/A	N/A	N/A
Other Hazardous Materials			
Polychlorinated Biphenyls (PCBs)	Ballasts (non-electronic)	Presumed	Ontario Ministry of Environment regulations. Ontario Regulation 362 (as amended), Waste Management – PCBs, made under the Environmental Protection Act, controls the waste management and transfer of PCBs
Ozone Depleting Substance (ODSs)	Fire Extinguishers	Presumed	To prevent the release and/or exposure to Ozone Depleting Substances and other Halocarbons, waste must be handled and disposed of according to the Environmental Protection Act, O. Reg. 463/10 as amended.
Mould (Suspected)	N/A	N/A	N/A
Radioactive Material(s) – (Ionization- type alarms)	Smoke Detectors (may contain americium 241)	Presumed (where present)	Separated the batteries from the smoke and/or carbon monoxide detector(s) or alarms and take to a Community Recycling Centre (CRC) or Hazardous Waste Depot for proper disposal.

Table B
Summary of Designated Substances – Confirmed or Presumed
 235 Rubidge Street, Peterborough, Ontario
 January 14, 2025

Location	Material(s)	Quantity	Substance	Friable Y/N	Condition
Nave	Vinyl Asbestos Floor Tile 9x9	~ 2700 ft ²	Chrysotile	N	POOR
Basement	Vinyl Asbestos Floor Tile 9x9	~ 1260 ft ²	Chrysotile	N	Good
Nave	Mastic	~ 2700 ft ²	Chrysotile	N	Good
Basement	Pipe-fitting Insulation	< 70.0 units	Chrysotile	Y	Good
Basement	Pipe Insulation	~ 185.0 LF	Chrysotile	Y	Good
Lead Paint					
Throughout	Light Blue Paint	---	Lead-Containing	---	Good to Fair
Other					
Basement & Common Areas	Fluorescent Bulbs	---	Mercury	---	Intact
Fire Extinguishers	*Halon	< 5.0	ODS	---	Good
Points of Entry	Emergency Lights	~ 5.0 units	Lead-Acid Batteries	---	Good
*Common Areas	Smoke Detectors	---	Radioactive	---	Good

*Presumed to be present,

Suspected designated substances and/or hazardous building material(s) not identified within this survey that are uncovered during demolition activities (i.e. asbestos), should be properly assessed by a qualified person prior to disturbance. Materials not sampled during this assessment should be presumed to contain asbestos until proven otherwise by way of laboratory testing.

This survey satisfies requirements of the Occupational Health and Safety Act with regards to the presence/absence of designated substances and hazardous materials identified within the subject property. This executive summary is not to be used alone and the report should be reviewed in its entirety.

Enviro Management Inc.

Prepared by:

A handwritten signature in black ink, appearing to read "H. Faulknor", is written over a light grey rectangular background.

Horace Faulknor, B.Sc., C.Chem., P.Chem., CESA
Senior Project Manager

Table of Contents

Executive Summary	1
1.0 Introduction.....	1
1.1 Scope of Work	1
1.2 Site Description	2
1.3 Historical Projects Reports	2
2.0 Assessment Methodology	2
2.1 Asbestos.....	2
2.2 Lead	4
2.3 Mercury	4
2.4 Silica	5
2.5 Polychlorinated Biphenyls (PCBs).....	5
2.6 Ozone Depleting Substances (ODSs).....	5
2.7 Mould.....	5
2.8 Other Designated Substances	5
3.0 Assessment Results and Discussion.....	6
3.1 Acrylonitrile.....	6
3.2 Arsenic.....	6
3.3 Asbestos.....	6
3.3.1 Friable Building Materials	8
3.3.2 Non-friable Building Materials	9
3.3.4 Presumed Asbestos-Containing Materials	11
3.4 Benzene	11
3.5 Coke Oven Emissions.....	11
3.6 Ethylene Oxide	11
3.7 Isocyanates.....	11
3.8 Lead-Containing Materials	11
3.9 Mercury-Containing Materials	12
3.10 Silica-Containing Materials.....	12
3.11 Vinyl Chloride	12
3.12 Polychlorinated Biphenyls (PCBs).....	13
3.13 Ozone Depleting Substances (ODSs).....	13
3.14 Mould.....	13
3.15 Radioactive Materials	13
4.0 Conclusions & Recommendations.....	13
5.0 Limitations	19

LIST OF APPENDICES

APPENDIX I Designated Substances & Hazardous Materials Information

APPENDIX II Applicable Regulations, Standards and Guidelines

APPENDIX III Site Photographs

APPENDIX IV Laboratory Certificates of Analysis – Asbestos & Lead-In Paint

APPENDIX V Floor Plan – Location of Friable vs Non-Friable Asbestos

January 21, 2025

Incumbent, of All Saints' Peterborough
Regional Dean of Peterborough Deanery
235 Rubidge Street
Peterborough, Ontario
K9J 3N9

Attn: Mrs. Samantha Caravan
Regional Dean of Peterborough Deanery

Re: Designated Substances Survey
235 Rubidge Street, Peterborough, Ontario

1.0 Introduction

Enviro Management Inc. (EMI) was retained by Regional Dean of Peterborough Deanery to conduct a Designated Substances and Hazardous Materials Assessment of the commercial property located at 235 Rubidge Street, Peterborough, Ontario (herein refer to as Subject Property). The purpose of the survey was to identify designated substances and hazardous materials within the selected areas of the commercial space, which could be disturbed during the proposed renovation. Identified designated substances were documented, and EMI has provided recommendations to ensure these materials are handled and/or managed safely in accordance with the procedures as stated within Ontario Regulation 278/05 "Regulation respecting Asbestos on Construction Projects and in Building and Repair Operations" as defined under the Occupational Health & Safety Act as well as various industry guidelines.

The identification and location of each designated substance must be stated in tender documents, and the designated substance report must be made available to contractors and sub-contractors prior to performing any abatement, renovation or demolition type activities. Under Section 30 of the Occupational Health & Safety Act, prior to commencing a construction project (renovation or demolition); the Owner must report the presence of all designated substances present as part of the tendering process.

1.1 Scope of Work

EMI's assessment encompassed a review of accessible work area(s), with the allowance for minor destructive testing. Sampling of designated substances was limited to potential asbestos-containing building materials and potential lead-containing paints. All other designated substances were identified visually and/or presumed to be present. Please note, mechanical equipment was not disassembled and internal components were not inspected as part of our scope of work.

1.2 Site Description

The building may be classified as a multi-family commercial property. Building finishes include but may not be limited to masonry foundation walls (i.e. brick & block), concrete slab flooring with steel beams (accessible in basement). Other finishes include plaster ceilings and walls, drywall finishes, vinyl floor tiles, carpeting and fluorescent bulbs.

Firestop material was observed to be plaster. The property appears to be heated via a hot water system (i.e. radiators). A few apartments were entered as part of our assessment (Apartment 17, 21 & 37 (83) and 32 (85)).

Accessible plumbing and the hot water system, supply and return lines were insulated with asbestos insulation.

1.3 Historical Projects Reports

It should be noted that no historical reports were provided for our review.

2.0 Assessment Methodology

A description of the methodology used to assess for the more common designated substances typically found in buildings including asbestos, lead, silica and mercury, as well as a description of the methodology used to assess the common hazardous materials including, Polychlorinated Biphenyls (PCBs), Ozone Depleting Substances (ODSs), and mould can be found below.

Remaining designated substances including acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride, which are not commonly observed in buildings, were visually identified where possible or were reported if used as part of industrial processes if present.

2.1 Asbestos

EMI conducted a room-by-room visual assessment of the accessible work area to locate, identify, and sample suspected asbestos-containing building materials.

Our visual inspection was performed to identify suspect asbestos-containing materials (ACM), which are visually distinct from other building materials. Upon identification of a visually distinct building material suspected to contain asbestos, bulk samples were collected.

Bulk samples of the suspect asbestos-containing materials, were collected by extracting a small portion of the building material to determine its composition. Samples collected were sealed in self-sealed sterile bags, labeled using the EMI sample ID code (ID code can be cross-referenced in the report) and transported to the NVLAP approved laboratory for analysis. The number of samples collected of each suspected homogenous asbestos-containing building material was determined based on the requirements detailed in Table 1 "Bulk Material Samples" of Ontario Regulation 278/05. Submitted samples were analyzed using Polarized Light Microscopy

(PLM) method EPA/600/R-93/116, unless otherwise stated. The laboratory certificate of analysis for the bulk sample analysis can be found in **Appendix IV**.

PLM analysis is the primary analytical technique used for asbestos determination, it can show significant bias leading to false negatives for certain types of non-friable organically bound (NOB) building materials. PLM is limited by the visibility of the asbestos fibres and many NOBs contain fibres too small to be resolved by PLM. Upon request, Enviro Management Inc. will sample and submit NOBs, only utilizing Transmission Electron Microscopy (TEM) Gravimetric Reduction, which is a more precise form of asbestos content analysis that is completed by the laboratory.

A positive stop option was used during the laboratory analysis of the building materials suspected to contain asbestos. Multiple samples of visually similar materials were collected and submitted for laboratory analysis. If the first sample of the set analyzed was identified to contain asbestos, further analysis of the subsequent samples was deemed to be unnecessary and thus not conducted.

A summary list of the samples collected including a description of the samples, sampling locations and laboratory analysis is provided in **Table 3 and Appendix IV**.

Exclusions related to surveying and sampling:

Samples will not be collected from materials and/or locations that may endanger the surveyor or compromise the integrity of building components (i.e. fuses, electrical wiring, fire doors, gaskets, adhesives, roofing felts, etc.). Non-friable materials may be assumed to contain asbestos, and will only be sampled if they are likely to be disturbed during the course of work or stated in the EMI Fee proposal. Asbestos cement products (i.e. transite based) will be visual identified unless requested by the client. No physical inspection of crawl spaces, interior of mechanical ducting, voids and similar inaccessible areas would be performed, and as such EMI cannot report on the presence of asbestos in these areas. Inspection of live electrical equipment was not performed. Surveyor traveled with a ladder no more than 8 vertical feet.

The report will not document concealed spaces, which exist that are not accessible and/or there has not been sufficient knowledge of the structure/building provided to EMI to ascertain the location of these spaces. EMI will collect the required number of samples as mandated by Ontario Regulation 278/05. EMI will only collect samples from materials that are visually distinct and will make no assumptions pertaining to date of installation regarding previous work that includes 'match existing finish' clauses.

Table 1
Classification of Asbestos Abatement Operation

Industry Rating	Quantity	Friability	Operations*
Good	-	Non-Friable	MIP
Fair	<1.0 m ²	Non-Friable	1

Poor	<1.0 m ²	Non-Friable	1
Poor	>1.0 m ²	Non-Friable	2
Good	<1.0 m ²	Friable	MIP
Fair	<1.0 m ²	Friable	2
Fair	>1.0 m ²	Friable	3
Poor	<1.0 m ²	Friable	2
Poor	>1.0 m ²	Friable	3

MIP – Manage in place

*Operations are minimum recommended requirements and may be upgraded based on the EMI surveyor discretion and/or proposed procedure(s) used to disturb or remove the material.

Friable - building material that will crumble under hand (finger) pressure.

Non-friable - building material that will not crumble under hand (finger) pressure

Table 2
Criteria for Classification of the Condition of Asbestos-containing Materials (ACM)

Classification	Description
Good	No significant visible damage to material
Fair	Minimal Damage (a few scratches, broken edges/corners, surface marks, etc.)
Poor	Significant Damage (Delamination, visible debris, exposed asbestos fibers, etc.)

2.2 Lead

EMI conducted a room-by-room visual assessment of accessible areas within the work area to locate, and identify suspected lead-containing materials. Please note that not all lead coatings (i.e. tile glazing, wiring, paint, etc.) and solder (i.e. plumbing, etc.) were sampled and some building materials may be presumed to contain lead.

EMI collected a sample from painted surface(s) by scraping paint from representative painted substrates and/or collecting flaking paint samples, in the attempt to collect all possible layers' present. Samples collected were then placed in a sterile self-sealing plastic bag, transported and submitted to an independent laboratory for analysis. Submitted samples were analyzed using EMSL method – Chips by Flame AAS (SW 846 3050B/7000B), unless otherwise stated. The laboratory certificate of analysis for the bulk sample analysis can be found in **Table 4 and Appendix IV**.

2.3 Mercury

A visual assessment for equipment, which is likely to contain mercury, was completed within the assessed work area. Information on the type of equipment (i.e., gauges, switches, batteries, thermostats, etc.), model and serial numbers and quantities was recorded, where available and applicable. Mercury may also be present in the form of mercury vapour within fluorescent light bulbs.

Inspection for the presence of mercury or mercury-containing fluid in an inaccessible area included, but not limited to, ceiling spaces, wall cavities and crawlspaces, or as internal parts of heating, ventilation and air conditioning (HVAC) mechanisms or other equipment, was not performed.

2.4 Silica

An assessment for the presence of silica was conducted within the work area. The potential presence of silica in building materials such as concrete, masonry, stone, terrazzo, refractory brick, drywall, ceiling tiles etc. was noted during the assessment.

2.5 Polychlorinated Biphenyls (PCBs)

A review for the presence of PCBs in electrical equipment may be completed within the work area. Equipment that is generally suspected to contain PCBs includes **lamp ballasts, transformers, hydraulic fluid, compressors, switchgear** and **capacitors**.

Conclusions and recommendations regarding the presence of PCBs within the work area are based on limited observations, and are presented in the areas assessed to provide guidance regarding the likelihood that PCB-containing equipment is/is not present within the work area. The exact extent and/or number of fluorescent lamp ballasts containing PCBs, if any, within the work area, may not be commented on.

2.6 Ozone Depleting Substances (ODSs)

A visual assessment of equipment likely to contain ozone-depleting substances (ODSs) was completed within the work area. Information on the type of equipment, manufacturer and type and quantity of refrigerants was recorded, where available and applicable.

2.7 Mould

A visual assessment for the potential presence of mould was not completed within the work area.

2.8 Radioactive

A visual assessment of smoke detector was performed to verify the presence radioactive materials such as Americium 241, where present.

2.9 Other Designated Substances

All other designated substances including, acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride were visually identified where possible or were reported if used as part of industrial processes, if present.

3.0 Assessment Results and Discussion

The results of the assessment for designated substances and hazardous materials are discussed below. Refer to **Appendix I** for background information on the above-mentioned designated substances and hazardous materials.

3.1 Acrylonitrile

Not applicable for the building type assessed.

3.2 Arsenic

Not applicable given the age of the building.

3.3 Asbestos

The Laboratory Certificates of Analysis for the bulk samples collected during this assessment can be found in **Appendix IV** with results summarized in **Table 3**. Samples found to be asbestos-containing are bolded and highlighted in yellow. The evaluation criterion for assessing asbestos-containing materials is provided in **Table 2**.

Table 3
Results of Sampling of Suspected Asbestos-Containing Materials
235 Rubidge Street, Peterborough, Ontario
January 14, 2025

Sample ID	Location	Material	Asbestos Content
1a	Reception / Foyer	2x4 Acoustic Ceiling Tile	None Detected
1b	Reception / Foyer	2x4 Acoustic Ceiling Tile	None Detected
1c	Reception / Foyer	2x4 Acoustic Ceiling Tile	None Detected
2a	Nave (Wall)	Skim Coat	None Detected
		Rough Coat	
2b	Boiler Room (Ceiling)	Skim	None Detected
		Rough Coat	
2c	Basement (Ceiling0	Skim Coat	None Detected
		Rough Coat	
2d	Parish Office	Skim Coat	None Detected
		Rough Coat	
2e	Staircase	Skim Coat	None Detected
		Rough Coat	
3a	Kitchen (basement)	Pipe-Fitting Insulation (Parging Cement)	65% Chrysotile

Sample ID	Location	Material	Asbestos Content
4a	Upper Kitchenette	Pipe Insulation (Air Cell)	56% Chrysotile
5a	Nave (brick)	Mortar	None Detected
5b	Nave (brick)	Mortar	None Detected
5c	Nave (brick)	Mortar	None Detected
6a	Basement	Carpet Adhesive	None Detected
6b	Basement	Carpet Adhesive	None Detected
6c	Basement	Carpet Adhesive	None Detected
7a	Basement	Block Filler	None Detected
		Mortar	
		Mortar	
7b	Basement	Block Filler	None Detected
		Mortar	
7c	Basement	Block Filler	None Detected
		Mortar	
8a	Kitchen	Vinyl Sheet Flooring	None Detected
8b	Kitchen	Vinyl Sheet Flooring	None Detected
		Mastic (yellow)	
8c	Kitchen	Vinyl Sheet Flooring	None Detected
		Mastic (yellow)	
9a	Beneath Staircase	Drywall Compound	None Detected
9b	Beneath Staircase	Drywall Compound	None Detected
9c	Corner Bead (adj. Staircase)	Drywall Compound	None Detected
10a	Nave	VAT – 9X9 (Bluish Gray)	6% Chrysotile
		Mastic (black)	2% Chrysotile
11a	Nave	VAT – 9x9 (Gray)	4% Chrysotile
12a	Nave	VAT – 9x9 (Red)	6% Chrysotile
13a	Basement	VAT – 9x9 (Tan)	8% Chrysotile

Sample ID	Location	Material	Asbestos Content
		Mastic (black)	None Detected
		Leveler	None Detected
13b	Basement	Mastic (black)	None Detected
		Leveler	
13c	Basement	Mastic (black)	None Detected
		Leveler	
14a	Basement	Mastic (yellow)	None Detected
		VAT – 9x9 (Olive)	4% Chrysotile
		Mastic (black)	None Detected
		Leveler	None Detected
14b	Basement	Mastic (black)	None Detected
		Leveler	
14c	Basement	Mastic (black)	None Detected
		Leveler	

3.3.1 Friable Building Materials

Applied Sprayed Fireproofing

No applied sprayed fireproofing materials were observed within the areas assessed.

Boiler Breeching

Breeching was observed to be metallic and not insulated.

Flex Connectors

Flex connectors were not accessible at the boiler.

Thermal Insulating Materials

Pipe-Fittings

A single sample of asbestos paper-fitting which was observed within the Kitchen was collected and analyzed for asbestos content using the PLM method of detection for confirmatory purposes. The sample submitted was confirmed to contain **Chrysotile** asbestos. Please refer to Sample Set 3, within Table 3 and Appendix IV for further details.

Pipe Insulation

A single sample of pipe insulation was collected and analyzed for asbestos content using the PLM method of detection for confirmatory purposes. The sample submitted was confirmed to contain *Chrysotile* asbestos. Please refer to Sample Set 4, within Table 3 and Appendix IV for further details.

Asbestos-containing insulation may be present in inaccessible areas such as bulkheads, pipe chases and above solid ceilings.

Mechanical ducting

Accessible mechanical ductwork was observed not to be insulated within areas assessed (i.e. boiler room). The building is heated by way of the hot water system.

3.3.2 Non-friable Building Materials

Acoustic Ceiling Tiles

Acoustic ceiling tiles observed within the building were sampled and analyzed for asbestos content using the PLM method of detection. Samples submitted were found not to contain asbestos. Please refer to Sample Set 1, within Table 3 and Appendix IV for further details.

Brick

Brick observed as the exterior facade was sampled (Sample Set 6) and analyzed for asbestos content using the PLM method of detection. Samples submitted were found not to contain asbestos. Please refer to Sample Set 6, within Table 3 and Appendix IV for further details.

Caulking (Window)

Caulking was not observed on the interior windows.

Cement (Transite) Board

Corrugated cement (Transite) board was not observed.

Drywall Joint Compound

Drywall finishes observed within the building were sampled and analyzed for asbestos content using the PLM method of detection. Samples submitted were found not to contain asbestos. Please refer to Sample Set 9, within Table 3 and Appendix IV for further details.

Firestop

Penetrations on the exterior walls appear to be sealed with plaster.

Leveler (Floor)

Floor leveler was sampled and analyzed for asbestos content using the PLM method of detection. Samples submitted were found not to contain asbestos. Please refer to Sample Sets 13 & 14 within Table 3 and Appendix IV for further details.

Mastic (adhesive)

Mastic observed within the building were sampled and analyzed for asbestos content using the PLM method of detection. Samples submitted within the Nave were found to contain *Chrysotile* asbestos. Please refer to Sample Set 10, within Table 3 and Appendix IV for further details.

Mastic used to affix the vinyl floor tiles, vinyl sheet flooring and carpet within the basement were found not to contain asbestos. Please refer to Sample Sets 6, 8, 13 & 14, within Table 3 and Appendix IV for further details.

Mortar (Block & Brick)

Mortar observed were sampled and analyzed for asbestos content using the PLM method of detection. Samples submitted were found not to contain asbestos. Please refer to Sample Sets 5 & 7 within Table 3 and Appendix IV for further details.

Plaster

Plaster finishes observed were sampled and analyzed for asbestos content using the PLM method of detection. Samples submitted were found not to contain asbestos. Please refer to Sample Set 2 within Table 3 and Appendix IV for further details.

Vinyl Floor Tiles

Vinyl floor tiles (9x9) observed throughout the building were sampled and analyzed for asbestos content using the PLM method of detection. Samples submitted were found to contain *Chrysotile* asbestos. Please refer to Sample Sets 10, 11, 12, 13 & 14 within Table 3 and Appendix IV for further details.

Vinyl Sheet Flooring

Vinyl sheet flooring observed were sampled and analyzed for asbestos content using the PLM method of detection. Samples submitted were found not to contain asbestos. Please refer to Sample Set 8 within Table 3 and Appendix IV for further details.

Trowelled on Surfacing Materials

Textured finishes (i.e. textured plaster, stipple, stucco, etc.) were not observed within areas assessed.

3.3.4 Presumed Asbestos-Containing Materials

These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

Friable:

- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Ropes and gaskets in cast-iron bell and spigot joints
- Window packing materials

No other accessible materials suspected of containing asbestos were observed within the areas assessed.

3.4 Benzene

Not applicable for the building type assessed.

3.5 Coke Oven Emissions

Not applicable for the building type assessed.

3.6 Ethylene Oxide

Not applicable for the building type assessed.

3.7 Isocyanates

Not applicable for the building type assessed.

3.8 Lead-Containing Materials

For the determination of lead in paint, EMI collected a sample from commonly painted surfaces by scraping paint from representative painted substrates and/or collecting flaking paint samples, in the attempt to collect all possible layers' present. The paint samples collected were then placed in a sterile self-sealing plastic bag, transported and submitted to an independent laboratory for analysis. Results for the laboratory analysis of the paint sample(s) tested are detailed in Table 4, and the laboratory certificate of analysis is attached in Appendix IV.

It should be noted that, trace concentrations of lead are likely a constituent of the plumbing, solder used to affix pipe-fittings, mortar and may be present in the emergency light fixtures (i.e. lead-acid batteries), glazing on

ceramic tile finishes. The aforementioned list of suspected lead - containing materials were not sampled as part of the assessment.

Table 4
Results of Sampling of Suspected Lead-Containing Paint
235 Rubidge Street, Peterborough, Ontario
January 14, 2025

Sample ID	Location	Colour	Painted substrate	Lead Concentration (%by dry weight)
Pb1	Nave	Light Blue Paint	Plaster	0.035 % wt.

Result of the sample; Pb1, submitted for laboratory analysis (EMSL method – Chips by Flame AAS (SW 846 3050B/7000B) indicated that the sample was found to have lead content levels above 90 µg/g (ppm) or 0.009% by dry weight (Surface Coating Materials Regulations made under the Hazardous Product Act – amended June 2011). As such, paints similar in colour are recommended to be treated as lead-containing.

Not all lead coatings (i.e. tile glazing, wiring, etc.) and solder (i.e. plumbing, etc.) were sampled and these building materials may be presumed to contain lead.

Please note, the Ministry of Labour (MOL) does not recognize a specific threshold for lead-containing materials as being indicative of a positive result versus a negative result and as such, it is recommended that the aforementioned paints and all other painted surfaces be treated as containing trace concentrations of lead and removed in accordance with the Ministry of Labour Guideline regarding Lead on Construction Projects (April 2011).

3.9 Mercury-Containing Materials

Mercury is presumed to be present at trace concentrations in *fluorescent lamp bulbs* observed within the areas assessed. Mercury is presumed to be present within gauges & switches associated with mechanical equipment.

3.10 Silica-Containing Materials

Silica (including free crystalline silica) is presumed to be a constituent of *concrete, brick, drywall* and *mortar* observed within the assessed areas.

It is recommended that the aforementioned building materials be removed in accordance with the Ministry of Labour Guideline regarding Silica on Construction Projects (April 2011).

3.11 Vinyl Chloride

Vinyl chloride was not observed within the assessed areas.

Other Hazardous Materials

3.12 Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) oil is not suspected to be present within the areas assessed. PCBs are generally within *fluorescent lamp bulbs* corresponding to non-electronic ballasts.

3.13 Ozone Depleting Substances (ODSs)

No samples of refrigerants were taken as part of this investigation. Fire extinguishers are presumed to contain ODS's.

3.14 Mould

A comprehensive mould investigation was beyond the scope of work for this assessment. Should mould be uncovered during the proposed renovation/demolition, a qualified person should be retained to assess the areas and conduct a mould investigation prior to continuing renovation work.

3.15 Radioactive Materials

Based on the age of the building; ceiling mounted smoke detectors may contain radioactive materials, where present.

4.0 Conclusions & Recommendations

Conclusions and recommendations based on the results of this assessment are provided in the following sections for each designated substance and hazardous material. General findings are summarized in **Table 5**.

Table 5
Designated Substances Confirmed or Presumed
235 Rubidge Street, Peterborough, Ontario
January 14, 2025

Designated Substances	Material(s)	Comments	Recommendations
Acrylonitrile	N/A	N/A	N/A
Arsenic	N/A	N/A	N/A
Asbestos	Vinyl Floor Tile (9x9)	Chrysotile 4 – 8 %	Removal must be performed in accordance

Designated Substances	Material(s)	Comments	Recommendations
	Mastic (tile adhesive)	Chrysotile 2 %	with Ontario Regulation 278/05, Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations - made under the Occupational Health and Safety Act. Asbestos-containing waste must be handled and disposed of according to Ontario Regulation 347, (as amended) - General - Waste Management.
	Pipe-Fitting Insulation	Chrysotile 65%	
	Pipe Insulation	Chrysotile 65%	
	Refer to Section 3.3.4	Presumed Materials	
Benzene	N/A	N/A	N/A
Coke Oven Emissions	N/A	N/A	N/A
Ethylene Oxide	N/A	N/A	N/A
Isocyanates	N/A	N/A	N/A
Lead	Ceramic Tile Glazing, Mortar, Solder	Presumed to be present within various materials.	Prior to renovations and/or demolition activities that may disturb materials identified to contain lead, specifications for individual projects should follow the Ministry of Labour Guideline regarding Lead on Construction Projects (April 2011) to ensure worker safety and prevent exposure to building occupants.
	Light Blue Paint	0.035 % wt.	
Mercury	Fluorescent lamp bulbs	Trace (presumed)	Mercury waste has to be handled and disposed of according to Ministry of Environment Regulation 347/90 as amended – made under the Environmental Protection Act for disposal of hazardous waste and may be subject to Leachate Criteria (Schedule 4) of this Regulation
	Gauges, Switches	Liquid (if present)	
Silica	Brick, Mortar, Concrete, Drywall	Presumed	For construction related projects, Ministry of Labour

Designated Substances	Material(s)	Comments	Recommendations
			guideline “ <i>Silica on Construction Projects</i> ” (April 2011) should be followed. Precautions must be taken to prevent silica-containing particles from becoming airborne during the disturbance of these materials through renovation or demolition projects
Vinyl Chloride	N/A	N/A	N/A
Other Hazardous Materials			
Polychlorinated Biphenyls (PCBs)	Ballasts (non-electronic)	Presumed	Ontario Ministry of Environment regulations. Ontario Regulation 362 (as amended), Waste Management – PCBs, made under the Environmental Protection Act, controls the waste management and transfer of PCBs
Ozone Depleting Substance (ODSs)	Fire Extinguishers	Presumed	To prevent the release and/or exposure to Ozone Depleting Substances and other Halocarbons, waste must be handled and disposed of according to the Environmental Protection Act, O. Reg. 463/10 as amended.
Mould (Suspected)	N/A	N/A	N/A
Radioactive Material(s) – (Ionization- type alarms)	Smoke Detectors (may contain americium 241)	Presumed (where present)	Separated the batteries from the smoke and/or carbon monoxide detector(s) or alarms and take to a Community Recycling Centre (CRC) or Hazardous Waste Depot for proper disposal.

Based on the findings, the following procedures are recommended:

Asbestos – Asbestos-containing building material(s) were confirmed to be present.

Friable Asbestos-containing building materials present:

- **Thermal Insulation** (pipe / pipe-fittings) known to contain asbestos may be removed utilizing Type 2 or 3 Operations, depending upon the quantity and removal method employed. ***Type 3 operations are required for any removal utilizing power tools.***
- **Building Materials (Refer to Section 3.3.4)** presumed to contain asbestos may be removed utilizing Type 2 or Type 3 Operations, depending upon the quantity and removal method employed, where present. ***Type 3 operations are required for any removal utilizing power tools.***

Non-friable Asbestos-containing building materials present:

- **Mastic** known to contain asbestos may be removed utilizing Type 1 or 2 Operations, depending upon the quantity and removal method employed. ***Type 3 operations are required for any removal utilizing power tools.***
- **Vinyl Floor Tiles (9x9)** known to contain asbestos may be removed utilizing Type 1 or 2 Operations, depending upon the quantity and removal method employed. ***Type 3 operations are required for any removal utilizing power tools.***
- **Building Materials (Refer to Section 3.3.4)** presumed to contain asbestos may be removed utilizing Type 1 or Type 2 Operations, depending upon the removal method employed, where present. ***Type 3 operations are required for any removal utilizing power tools.***

Lead – Remedial work of paint applications containing any concentration of lead should be undertaken in a manner so as to avoid generating fine particulate matter or dust (i.e., avoid sanding).

The Ministry of Labour Guideline, Lead on Construction Projects (April 2011) provides guidance on the measures and procedures that should be followed when handling lead-containing materials during construction projects. The classification of work determines the appropriate respirators, measures and procedures that should be followed to protect workers from lead exposure. Lead-containing construction operations are classified into three groups, Type 1 (low risk), Type 2 (medium risk) and Type 3 (high risk) based on presumed concentrations of airborne lead. The Guideline outlines the general measures and procedures for Type 1, Type 2 and Type 3 operations that should be followed for work with lead. **Type 2a procedure recommended.**

Mercury – Vapour within fluorescent lamp bulbs and/or liquid within thermostats/gauges poses no risk to workers or occupants provided the bulbs/tubes remain intact and undisturbed. Prior to demolition work or renovation, mercury containing materials must be removed and stored in a safe, secure location

or disposed of following the requirements of O. Reg. 347/90. Please note, disposal of mercury containing products into general landfill is prohibited and may be subject to a fine. Enviro Management Inc., recommends recycling of these products, which can be facilitated by contacting the Recycling Council of Ontario (website – www.rco.on.ca).

Mould – Remediation or removal of mould contaminated building materials is recommended to be performed in accordance with industry guidelines such as those published by the Environmental Abatement Council of Ontario (EACO), if found to be present.

ODSs – To prevent the release and/or exposure to Ozone Depleting Substances and other Halocarbons, waste (i.e. fire extinguishers, etc.) must to be handled and disposed of according to the Environmental Protection Act, Ontario Regulation 463/10 as amended.

PCBs - Ontario Ministry of Environment regulations. Ontario Regulation 362 (as amended), Waste Management – PCBs, made under the Environmental Protection Act, controls the waste management and transfer of PCBs. PCB-containing ballasts should be disposed of in accordance with this regulation.

Radioactive – Separated the batteries from the smoke and/or carbon monoxide detector(s) or alarms and take to a **Community Recycling Centre (CRC) or Hazardous Waste Depot** for proper disposal.

Silica – Precautions should be taken as required during renovation and demolition projects on concrete (i.e., coring through concrete slabs, demolition of masonry or concrete units, ceramic tiles, brick etc.) to ensure that workers' exposure levels to silica do not exceed 0.05 mg/m³.

The classification of work determines the appropriate respirators, measures and procedures that should be followed to protect workers from silica exposure. Silica-containing construction operations are classified into three groups, Type 1 (low risk), Type 2 (medium risk) and Type 3 (high risk) based on presumed concentrations of airborne respirable silica in the form of cristobalite, tridymite, quartz and tripoli. The Guideline outlines the general measures and procedures for Type 1, Type 2 and Type 3 operations that should be followed for work with silica. **Type 2 operations recommended.**

Removal or disturbance of presumed lead, or silica containing building materials should be performed following applicable regulations (O. Reg. 490/09) or guidelines:

- Lead – Ministry of Labour guideline, “Lead on Construction Projects”, April 2011.
- Silica – Ministry of Labour guideline, “Silica on Construction Projects”, April 2011.

Disposal of designated substances waste must be performed in accordance with Ontario Regulation 347 (as amended), which **may require leachate testing** (Schedule 4 – Criteria), where applicable.

According to Ontario Regulation 213/91, s.21 (1) – Construction Projects – A worker shall wear such protective clothing and use such personal protective equipment or devices as are necessary to protect the worker against the hazards to which the worker may be exposed. It is also understood that workers must be instructed and

trained in the use of protective equipment and facilities should be available to the worker to ensure appropriate decontamination of the worker is possible.

Suspected designated substances and/or hazardous building materials not identified within this survey that are uncovered during demolition activities (i.e. asbestos), should be properly assessed by a qualified person prior to disturbance. Materials not sampled during this assessment should be presumed to contain asbestos until proven otherwise by way of laboratory testing.

This survey satisfies requirements of the Occupational Health and Safety Act with regards to the presence/absence of designated substances and hazardous materials identified within the subject property.

5.0 Limitations

Enviro Management Inc.'s (EMI's) scope of services for the project is limited to the items in the request for services (RFP, client communications, fee proposal, tender documents, etc.). EMI will not be accountable or liable for withheld information, pre-existing and/or unknown environmental conditions. If any information becomes available that differs from the findings in this report, we request that we be notified immediately to re-examine the conclusions referenced herein. EMI's inspection was only visual in nature and does not include for conclusions or recommendations pertaining to inaccessible interstitial areas. Our observations, conclusions and sampling results are valid only at the time of inspection, as conditions may change over time.

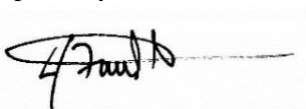
Enviro Management Inc. has relied upon on information supplied by others; such as independent analytical laboratories and as such has not made any independent verification of such information pertaining to sample composition. It should be noted that non-friable organically bound (NOB) materials such as, but not limited to, vinyl floor tiles, linoleum, mastics, caulking, adhesives and roofing materials may contain very fine asbestos fibres, which the PLM detection method may not be able to detect. Transmission Electron Microscopy (TEM) or Gravimetric Reduction Analysis may be necessary to confirm the absence of asbestos in NOB materials.

Enviro Management Inc. will not endorse the sole use of this report, for future renovations or repairs. This report has been prepared for the sole use of the person or entity to who it is addressed. EMI implies no warranties, expressed or implied as these services were performed in accordance with applicable Ontario Regulations, best practices and accepted industry standards for industrial hygiene standards of care, which were in place at the date when this report was prepared. No other person or entity is entitled to use or rely upon this report without the express written consent of EMI and the person or entity to whom it is addressed. Any use that a third party makes of this report, or any reliance based on conclusions and recommendations made, are the responsibility of such third parties. EMI accepts no responsibility for damages suffered by third parties as a result of actions based on this report.

Should you have questions or concerns, please do not hesitate to contact the undersigned (hfaulknor@enviromgmtinc.com).

Enviro Management Inc.

Prepared by:

A handwritten signature in black ink, appearing to read "H. Faulknor", is written over a light grey rectangular background.

Horace Faulknor, B.Sc., C.Chem., P.Chem., CESA
Senior Project Manager

Appendix I

Designated Substances & Hazardous Materials Information

Acrylonitrile

Acrylonitrile is highly flammable and toxic. It is a colourless liquid, which often is observed to be yellow in colour as a result of impurities. It has been classified as a Class 2B carcinogen (possibly carcinogenic) by the International Agency for Research on Cancer (IARC). Acrylonitrile is used to produce nitrile-butadiene rubber, acrylonitrile-butadiene-styrene (ABS) polymers and styrene-acrylonitrile (SAN) polymers. Acrylonitrile is found in the manufacturing of synthetic rubber, and in smaller quantities as a constituent of fumigants. Products made with ABS found in buildings may include telephones, bottles, packaging, refrigerator door linings, plastic pipes, building panels, etc.

Exposure risks include emissions, automobile exhaust, and environmental tobacco smoke (ETS), and can occur from inhalation of emissions, oral, and to a certain extent dermal uptake.

Arsenic

Arsenic is poisonous and has been linked to the contamination of groundwater across the globe. Arsenic has been classified as a Group 1 carcinogen by the International Agency for Research on Cancer (IARC). It is a metalloid, and is found in many minerals. The advantage of using arsenic in the manufacturing processes is that it strengthening alloys of copper and lead. Arsenic and its various compounds, are used in the production of pesticides, treated wood products, herbicides, and insecticides.

Exposure risk can occur from ingesting contaminated water, food or plants, and also inhalation during manufacturing processes.

Asbestos

Asbestos is the name given to a group of six different silicate minerals (regarded as fibres for classification). The serpentine class fibers are referenced as curly nature, and only one fibre is in this class; Chrysotile. The amphibole class fibers are referred to as needle-like in nature, and the other five fibers are in this class; Amosite, Crocidolite, Tremolite, Anthophyllite and Actinolite. Asbestos has been linked to lung diseases and other forms of cancer. Asbestos is used in the manufacturing of numerous commercial goods, ranging all forms of construction materials, automobile parts, heat-resistant products, insulation, and surface coatings. In addition, vermiculite insulation or talc products may contain asbestos.

Exposure risk usually occurs by inhaling contaminated air in workplaces or during manufacturing processes.

Benzene

Benzene is highly flammable and is formed from both natural processes and human activities. Benzene has been classified as a Group 1 carcinogen by the International Agency for Research on Cancer (IARC). Benzene is used to manufacture some types of rubbers, lubricants, dyes, detergents, drugs, and pesticides. Benzene is also a natural part of crude oil, gasoline, and cigarette smoke.

Exposure risk occurs mainly through inhalation; sources being environmental tobacco smoke (ETS) as well as automobile service stations, emissions from motor vehicles and industrial emissions.

Coke Oven Emissions (Coke)

Coke ovens are used to process coal to produce coke (pure carbon) which is a component in manufacturing iron and steel. Coke oven emissions are toxic. These emissions are released at various points during the production and use of coke. Chemicals recovered from coke oven emissions are used as a raw material for plastics, solvents, dyes, drugs, waterproofing, paints, pipecoating, roads, roofing, insulation, and as pesticides and sealants. Polycyclic Aromatic Hydrocarbons (PAH's) are the primary by-product of coke oven emissions during the coking process, which have been deemed to be carcinogenic and mutagenic to humans.

Occupational exposure to coke oven emissions may occur for those workers in the aluminum, steel, graphite, electrical, and construction industries. Exposure risk occurs predominantly through inhalation.

Ethylene Oxide

Ethylene oxide is a flammable gas at room temperature. Ethylene Oxide has been classified as a Group 1 carcinogen by the International Agency for Research on Cancer (IARC). Ethylene oxide is one of the most important raw materials used in the large-scale chemical production. Most ethylene oxide is used for synthesis of ethylene glycols, including diethylene glycol and triethylene glycol that accounts for up to 75% of global consumption. Other important products include ethylene glycol ethers, ethanolamines and ethoxylates. Among glycols, ethylene glycol is used as antifreeze, in the production of polyester and polyethylene terephthalate (PET – raw material for plastic bottles), liquid coolants and solvents. Polyethyleneglycols are used in perfumes, cosmetics, pharmaceuticals, lubricants, paint thinners and plasticizers. Ethylene glycol ethers are part of brake fluids, detergents, solvents, lacquers and paints. As a poison gas that leaves no residue on items it contacts, pure ethylene oxide is widely used as a disinfectant in hospitals and the medical equipment industry to replace steam in the sterilization of heat-sensitive tools and equipment, such as disposable plastic syringes

Exposure risk is primarily through inhalation, with long-term exposure being linked to mutagenic and carcinogenic effects.

Isocyanates

Isocyanates are a class of aromatic and aliphatic compounds containing the isocyanate group (-NCO). Isocyanates are typically used in a liquid form and have a sharp, fruity odour, but most people cannot detect the odour until it has exceeded safe permissible exposure limits. Isocyanates (derivatives of it) have been classified as a potential occupational carcinogen, NIOSH. Isocyanates are potentially dangerous irritants to the eyes and respiratory tract, despite their relatively low acute toxicities. Isocyanates are present in many polyurethane products (raw product) such as spray-on surface applications (foam, truck-bed liners, etc.), auto-body repair & refinishing products, building insulating materials, car seats, furniture, mattresses, under-carpet padding, shoes, laminated fabrics, rubber and adhesives.

Exposure risk is primarily through inhalation, even to very low (dose) exposure levels, ingestion and contact (skin – dermal exposure).

Lead

Lead is a naturally occurring bluish-gray metal. The International Agency for Research on Cancer (IARC), has classified inorganic lead compounds as ‘probably carcinogenic to humans’ and have classified organic lead compounds as ‘not classifiable as to their carcinogenicity in humans’. Lead damages the nervous system and may cause brain disorders. Excessive lead also causes blood disorders in mammals and is a neurotoxin that accumulates both in soft tissues and the bones. Lead is used in the production of ammunition, batteries, cosmetics, pipes & plumbing, pigments & paints, dental fillings and medical equipment.

Exposure risk can arise from the chronic (cumulative effect) inhalation of lead-containing dust, ingesting contaminated foods, or drinking contaminated water. Toddlers and small children (high-risk population) are typically exposed to lead from chewing lead-based paint chips or playing in contaminated soil. The aforementioned risk group, tend to absorb lead more readily and sustain more harm than older children and adults.

Mercury

Mercury is a naturally occurring metal. At room temperature it is a shiny, silver-white, odorless liquid. If heated, it is a colorless, odorless gas. No data has been able to associate exposure to Mercury to cause cancer (available data is very limited). Mercury can be found in switches, barometers, thermometers, blood-pressure cuffs, batteries, clocks (counterweights), dental amalgam, jewelry, latex paint, oil-based paint, pocket calculators, pressure gauges, plumbing traps, and fluorescent & high-intensity discharge (HID) lamps. Mercury exposure can result in both acute and chronic health effects of the nervous system, digestive system, reproductive system as well as the kidneys.

Exposure risk occurs from inhalation of contaminated air; ingesting contaminated water and food or having dental procedures and medical treatments; and dermal contact.

Silica

Industrial sand and gravel, often called "silica," "silica sand," and "quartz sand," includes sands and gravels with high silicon dioxide (SiO₂) content. Silica has been classified as a Group 1 carcinogen by the International Agency for Research on Cancer (IARC). These sands are used in glassmaking; for foundry, abrasive, and hydraulic fracturing applications; and for many other industrial uses. Silica can be found in soil, mortar, plaster, rocks (flint, marble, & slate) and shingles. Cutting, grinding, or drilling these materials releases dangerous crystalline silica dust into the air. Inhaling finely divided crystalline silica dust can lead to silicosis, bronchitis, or cancer, as the dust becomes lodged in the lungs and continuously irritates them, reducing lung capacities.

Exposure risk is associated with inhalation of respirable silica dust.

Vinyl Chloride

Vinyl chloride is a colorless, flammable gas at normal temperatures with a mild, sweet odor. According to the Environmental Protection Agency (EPA), "vinyl chloride emissions from polyvinyl chloride (PVC), ethylene dichloride (EDC), and vinyl chloride monomer (VCM) plants cause or contribute to air pollution that may reasonably be anticipated to result in an increase in mortality or an increase in serious irreversible, or incapacitating illness. Vinyl chloride is a known carcinogen." Vinyl Chloride is a manufactured substance that is used to make polyvinyl chloride (PVC). PVC can be found in plastics such as pipes, wiring and cable coatings, and is also used to make furniture and automobile upholstery.

Exposure risk is associated with inhalation; with greater exposures likely to result in more serious health effects such as liver & nerve damage or liver cancer.

Other Hazardous Materials

Polychlorinated Biphenyls (PCBs)

Although not listed as a Designated Substance, the scope of our survey commonly includes the identification of Polychlorinated Biphenyls (PCBs), which are subject to separate and distinct Ontario Ministry of Environment regulations. Ontario Regulation 362 (as amended), Waste Management – PCBs, made under the Environmental Protection Act, controls the waste management and transfer of PCBs. Under the regulation, PCB waste is classified at concentrations of 50 parts per million (mg/kg) or greater. As such, PCB containing equipment which is required to be removed due to failure or age, or decommissioned would have to be disposed of as per the requirements of this regulation. The storage, management and handling of this equipment is also enforced under this regulation, and is mandated to be taken out of service once it is no longer serviceable. Equipment (consumer goods) known to contain PCB's are capacitors, cable insulation, carbonless copy paper, floor finishes, fluorescent lamp ballasts, plastics, switches, voltage regulators, oil used in motor and hydraulic systems, and transformers. The International Association for Research on Cancer (IARC) has recently concluded that the evidence that PCBs cause non-Hodgkin Lymphoma is "limited" and "not consistent". Additionally, adverse health effects include a severe form of acne (chloracne), swelling of the upper eyelids, discolouring of the nails

and skin, numbness in the arms and/or legs, weakness, muscle spasms, chronic bronchitis, and problems related to the nervous system and mutagenic effects.

Exposure risk to PCBs is through inhaling contaminated air, ingesting contaminated food, and by skin (dermal) contact with old electrical equipment that contain PCBs.

Ozone Depleting Substances (ODSs)

Ozone Depleting Substances such as chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs) and halons are mainly responsible for the man-made chemical ozone depletion of the lower stratosphere. There are no significant natural sources of these chemicals and as such they have been deemed to be primarily a result of human activities (*anthropogenic*). These chemicals are typically found in air conditioning, aerosol propellants, cooling units, cleaning solvents, refrigeration and fire (agent) extinguisher type equipment.

Exposure risk is correlated to forms of skin cancer and cataracts as a result of increased levels of UV light, associated with damage to the stratosphere (ozone depletion) from these chemicals.

Mould

Fungi can be found worldwide as they have the ability to grow in extreme conditions. Fungi play an important role in the decomposition of organic material, which permit nutrients to be recycled back into our ecosystem. The ability of fungi to decompose organic material such as those in manufactured consumer goods and waste, has allowed for a significant pathogenic relationship to exist, in that our organic materials and waste is a food source for fungi. The kingdom of Fungi is enormous and includes varieties of microorganisms which include mould, mushrooms and yeast. Where Fungi differ from animals, bacteria, protists, and plants is that they have cell walls composed of glucans and chitin. Fungi become a health concern when they are fruiting; which is dispersing of the spore-bearing cells for reproduction. Fungal mycelia is the part of Fungi which is visible to the naked eye, can grow on a variety substrates and surfaces and is commonly referred to as mould.

Mould spores dispersed into the ambient air, once settled under ideal conditions will commence the biodegradation of organic materials. It is during this process where it is likely that sensitive individuals react. These individuals' symptoms are often referred to as allergies, which is the reaction to the toxic by-products of mould growth. Many mould types synthesize mycotoxins (many different types from the same species) and siderophores during growth, as a mechanism to inhibit other competing microorganisms from growing. It is these mycotoxins, which are suspected to be linked to allergies and respiratory inflammation in indoor environments.

Exposure risk associated with mycotoxins would depend upon concentration, duration and occupant sensitivity (pre-existing conditions). Conditions present which permit mould growth indoors primarily occurs as a result of water damaged organic materials (such as cellulose-based; wood, drywall, wallpaper, ceiling tiles, etc.) or chronic events such as leaks, floods, condensation (associated with high humidity or cold spots), improper design or operation of humidification systems and building envelope failures.

Radioactive Materials

Prior to demolition, removal of any radioactive containing equipment which may be disturbed should be performed by a qualified person for transportation and disposal/recycling, with the appropriate level of personal protection, in accordance with the applicable Regulations and Guidelines. The smoke detectors should be transported in accordance with the Transportation of Dangerous Goods Act ("TDGA"). The materials should be returned to the manufacturer where possible.

Appendix II

Applicable Regulations, Standards and Guidelines

Occupational Health and Safety Act

The *Occupational Health and Safety Act* (OHSA) sets out in general terms, the duties of employers and others to protect the health and safety of workers from hazards that may be present in the workplace. More specific requirements pertaining to the presence of designated substances on construction projects are provided under Section 30 of the OHSA. For each of the eleven designated substances, Section 30 requires that prior to beginning a construction or demolition project, the owner is to determine if designated substances are present at a site and prepare a list of materials containing designated substances. If designated substances are identified to be present, all potential contractors (and subcontractors) bidding on the project must be provided a copy of the list as part of the tendering information. Provisions are also made under O. Reg. 213/91 to protect workers from situations where exposure to hazardous materials is possible on a construction site. The requirements under O. Reg. 213/91 pertain (but are not limited) to the following:

- The competency of the person performing tests and making observations necessary for the detection of hazardous conditions on a construction project.
- The provision of adequate washing facilities for workers that may come into contact with hazardous materials that may endanger their health.
- The provision of adequate ventilation by natural or mechanical means if a worker may be injured by exposure to hazardous gases, dusts, fumes.
- The provision of adequate personal protective equipment, such as suitable respirators, when it is not practical to provide natural or mechanical ventilation in areas where a worker may be injured by exposure to hazardous gases, dusts, fumes.
- Measures to be taken for an underground workplace where noxious or toxic gases, fumes or dusts exist.

Materials destined for disposal are subject to the requirements of O. Reg. 347/90. Under this regulation, information on the type of waste is used to classify the waste based on its hazardous properties or characteristics.

Ontario Regulation 490/09 made under the Occupational Health and Safety Act was filed with the Registrar of Regulations on December 17, 2009. The regulation consolidated the eleven previous designated substance regulations on July 1, 2010.

In accordance with Part VI of the Ontario Occupational Health and Safety Act and Regulations, the owner is required to prepare a list of designated substances at the site before beginning a project (Section 30.1).

The list of designated substances is as follows:

Acrylonitrile
Arsenic
Asbestos

Benzene
Coke Oven Emissions
Ethylene Oxide
Isocyanates
Lead
Mercury
Silica
Vinyl Chloride

In addition to the designated substances listed above other common hazardous materials also included as part of this assessment are as follows:

Polychlorinated Biphenyls
Ozone-Depleting Substances
Mould

A description of the regulatory framework specific to the more common designated substances typically found in building including asbestos, lead, silica and mercury and other hazardous materials such as PCBs, ODSs and mould are provided in the following sections.

Refer to Appendix 1 for background information on the above-mentioned designated substances and hazardous materials.

Asbestos

Asbestos is included in *Ontario Regulation 490/09 Designated Substances* made under *Ontario's Occupational Health and Safety 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.

The *Ontario Regulation 278/05* made under the OHSA for Asbestos on Construction Projects and in Buildings and Repair Operations, clearly defines asbestos-containing material as a material that contains 0.5% per cent or more asbestos by dry weight. This regulation prescribes detailed procedures for removal of asbestos-containing materials.

The *General Waste Management Regulation* (O. Regulation 347/90), 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 labelled, 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.

Lead

Under *Ontario Regulation 490/09 Designated Substances* made under *Ontario's Occupational Health and Safety Act*, a regulatory limit has been established for occupational exposure to airborne lead that may be present in a workplace. The occupational exposure limit (OEL) for airborne lead dust or fumes should not exceed the Ministry of Labour Time Weighted Average (TWA) of 0.05 milligram per cubic metre of air (mg/m³) for workers. The TWA represents the time-weighted average concentration for a conventional 8-hour workday and a 40-hour workweek, to which it is believed that nearly all workers may be repeatedly exposed, day after day, without adverse health effects.

Although the OEL and some other requirements under O. Reg. 490/09 do not apply to construction projects, procedures that provide the equivalent level of protection should be implemented on such projects where exposure to lead is a hazard.

The Ministry of Labour, *Guideline regarding Lead on Construction Projects (April 2011)*, provides guidance in the measures and procedures to ensure worker safety and prevent exposure to building occupants during construction activities.

Mercury

Mercury is included in *Ontario Regulation 490/09 Designated Substances* made under *Ontario's Occupational Health and Safety Act*. O. Reg. 490/09 applies to every employer and worker at a workplace where mercury is present, produced, processed, used, handled, or stored and at which the worker is likely to inhale, ingest, or absorb mercury. Requirements related to exposure to mercury are detailed, including those relating to worker safety and the use of personal protective equipment.

Ontario's Waste Management (O. Regulation 347/90) under the *Environmental Protection Act* provides directives for the disposal of hazardous materials such as mercury.

Silica

Silica is included in *Ontario Regulation 490/09 Designated Substances* made under *Ontario's Occupational Health and Safety Act*. The Regulation provides information on the application of the regulation, allowable exposure levels (the maximum TWA for airborne Silica dust is 0.05 mg/m³), the assessment and control program and medical surveillance requirements.

The Ministry of Labour, *Guideline regarding Silica on Construction Projects (April 2011)*, provides guidance in the measures and procedures to ensure worker safety and prevent exposure to building occupants during construction activities.

Other Designated Substances

Ontario Regulation 490/09 also applies to the remaining less commonly identified designated substances including, acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride.

Polychlorinated Biphenyls (PCBs)

The use of PCBs in electrical equipment such as transformers and capacitors, including capacitors found in fluorescent lamp ballasts, was common up to 1980. Ontario Regulation 362 under the *Environmental Protection Act*, prohibits the use of PCBs in electrical equipment installed after July 1, 1980.

As of September 5, 2008, under Subsection 93(1) of the *Canadian Environmental Protection Act*, (CEPA, 1999), new Federal PCB regulations have been published by the Canada Gazette Part II (SOR/SOR/2008-273) that impose specific deadlines for the elimination of all PCBs in concentrations at or above 50 milligrams/kilogram (mg/kg). The new regulation requires the elimination of all PCBs and PCB-containing materials currently in-use and in storage and limits the period of time PCB materials can be stored before being eliminated. Other aspects of the new regulation govern the labelling and reporting of stored PCB materials and equipment as well as improved practices for the management of PCBs that remain in use (i.e. those with PCB concentrations less than 50 mg/kg) until their eventual elimination.

Ozone Depleting Substances (ODSs)

Ozone-depleting substances (ODSs) are chemical agents known as chlorofluorocarbons (CFCs), halon, hydrofluorocarbons (HFCs) and hydrochlorofluorocarbons (HCFCs) usually used in freezers and compressors for refrigeration. They have also been used as aerosol additives and in the production of foam insulation. In accordance with the "Montreal Protocol", which is an international effort to reduce the use of ODSs worldwide, the use of ODSs is regulated in Ontario under the Environmental Protection Act (EPA), Part VI, the Ozone Depleting Substances - General Regulation (R.R.O. 1990, Reg. 356 amended to O. Reg. 351/93) and the Refrigerants Regulation (O. Reg. 189/94 amended to O. Reg. 180/07) and under the Canadian Environmental Protection Act (CEPA), Ozone-Depleting Substances Regulations, 1998 SOR/99-7 and Federal Halocarbon Regulation 2003 (SOR/2003-289) that applies to federal land, aboriginal land and federal works and undertakings.

Mould

There are currently no regulations in Canada pertaining specifically to mould in buildings. However, based on an Ontario Ministry of Labour alert, employers are required by section 25(2)(h) of the Occupational Health and Safety Act to take every precaution reasonable in the circumstances for the protection of workers.

The Occupational Health and Safety Act places a responsibility on constructors (section 23), employers (section 25), and supervisors (section 27) to ensure the health and safety of workers. This includes protecting workers

from mould in workplace buildings. Various sections of the Industrial, Construction, Mining or Health Care regulations may also apply to maintenance and remediation activities.

Several guidelines and other resources describe procedures for the investigation and remediation of mould. The following documents indicate that mould observed in occupied building should be remediated in accordance with these procedures:

- Environmental Abatement Council of Ontario's (EACC) Mould Abatement Guidelines, 2015 – Edition 3
 - Mould Guidelines for the Canadian Construction Industry, Canadian Construction Association, 2004
 - *Guidelines on Assessment and Remediation of Fungi in Indoor Environment*, New York City Department of Health, Bureau of Environmental & Occupational Disease Epidemiology, April 2000
 - *Bioaerosols: Assessment and Control*, American Conference of Governmental Industrial Hygienists (ACGIH), 1999;
 - *Fungal Contamination in Public Buildings: Health Effects and Investigation Methods*, Health Canada, 2004
 - *Indoor Air Quality in Office Buildings: A Technical Guide*, Health Canada, Report of the Federal-Provincial Advisory Committee on Environmental and Occupation Health, 1995
 - *Field Guide for the Determination of Biological Contaminants in Environmental Samples*, and American Industrial Hygiene Association (AIHA), 2004
 - *Clean-Up Procedures for Mould in Houses*, Canada Mortgage and Housing Corporation (CMHC), 2004
-

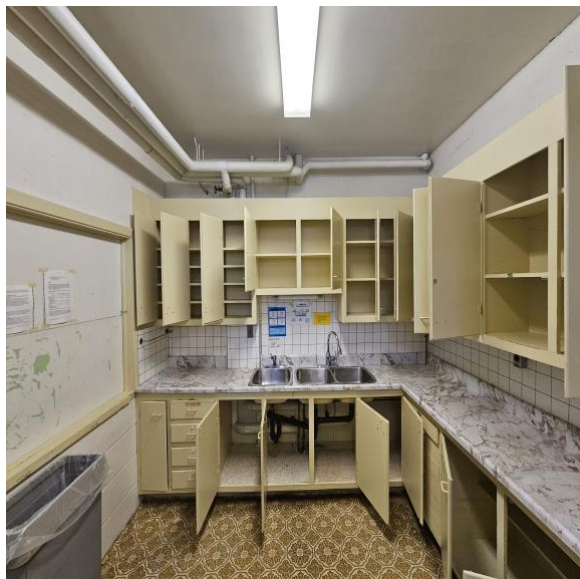
Appendix III
Site Photographs



Photograph 1 – Basement
Asbestos tile beneath the carpet.



Photograph 2 – Nave
Asbestos Floor Tile (9x9)



Photograph 3 – Photo of asbestos pipe insulation in kitchen
(and cabinets).



Photograph 4 – Photo of Asbestos Air Cell
Insulation.

Appendix IV
Laboratory Certificate of Analysis – Asbestos & Lead-In Paint



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Attn: Horace Faulknor
Enviro Management Inc.
3-1750 The Queensway
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Toronto, ON M9C 5H5

Phone: (416) 479-0446
Fax:
Collected: 1/14/2025
Received: 1/15/2025
Analyzed: 1/18/2025

Proj: 567 Monaghan Rd, Peterborough, ON

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 1a **Lab Sample ID:** 552500911-0001

Sample Description: Reception/ 2x4 CT Fissure

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Brown	80.0%	20.0%	None Detected	

Client Sample ID: 1b **Lab Sample ID:** 552500911-0002

Sample Description: Reception/ 2x4 CT Fissure

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Brown	80.0%	20.0%	None Detected	

Client Sample ID: 1c **Lab Sample ID:** 552500911-0003

Sample Description: Reception/ 2x4 CT Fissure

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Gray	80.0%	20.0%	None Detected	

Client Sample ID: 2a-Skim Coat **Lab Sample ID:** 552500911-0004

Sample Description: Nave/ Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 2a-Rough Coat **Lab Sample ID:** 552500911-0004A

Sample Description: Nave/ Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 2b-Skim Coat **Lab Sample ID:** 552500911-0005

Sample Description: Boiler Room/ Plaster Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 2b-Rough Coat **Lab Sample ID:** 552500911-0005A

Sample Description: Boiler Room/ Plaster Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	



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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 2c-Skim Coat **Lab Sample ID:** 552500911-0006

Sample Description: Basement/ Plaster Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 2c-Rough Coat **Lab Sample ID:** 552500911-0006A

Sample Description: Basement/ Plaster Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 2d-Skim Coat **Lab Sample ID:** 552500911-0007

Sample Description: Parish Office/ Plaster Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 2d-Rough Coat **Lab Sample ID:** 552500911-0007A

Sample Description: Parish Office/ Plaster Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 2e-Skim Coat **Lab Sample ID:** 552500911-0008

Sample Description: Staircase/ Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 2e-Rough Coat **Lab Sample ID:** 552500911-0008A

Sample Description: Staircase/ Plaster Wall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 3a **Lab Sample ID:** 552500911-0009

Sample Description: Kitchen/ Pipe-fitting

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	35.0%	65% Chrysotile	

Client Sample ID: 4a **Lab Sample ID:** 552500911-0010

Sample Description: Upper Kitchenette / Pipe Straight

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	35.0%	65% Chrysotile	



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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 5a **Lab Sample ID:** 552500911-0011

Sample Description: Nave/ Mortar (Brick)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 5b **Lab Sample ID:** 552500911-0012

Sample Description: Nave/ Mortar (Brick)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 5c **Lab Sample ID:** 552500911-0013

Sample Description: Nave/ Mortar (Brick)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 6a **Lab Sample ID:** 552500911-0014

Sample Description: Basement/ Carpet Adhesive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: 6b **Lab Sample ID:** 552500911-0015

Sample Description: Basement/ Carpet Adhesive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: 6c **Lab Sample ID:** 552500911-0016

Sample Description: Basement/ Carpet Adhesive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 7a-Block Fill **Lab Sample ID:** 552500911-0017

Sample Description: Basement/ Mortar (Block)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Green/Beige	0.0%	100.0%	None Detected	

Client Sample ID: 7a-Mortar 1 **Lab Sample ID:** 552500911-0017A

Sample Description: Basement/ Mortar (Block)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	



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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 7a-Mortar 2 **Lab Sample ID:** 552500911-0017B

Sample Description: Basement/ Mortar (Block)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 7b-Block Fill **Lab Sample ID:** 552500911-0018

Sample Description: Basement/ Mortar (Block)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Green/Beige	0.0%	100.0%	None Detected	

Client Sample ID: 7b-Mortar **Lab Sample ID:** 552500911-0018A

Sample Description: Basement/ Mortar (Block)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 7c-Block Fill **Lab Sample ID:** 552500911-0019

Sample Description: Basement/ Mortar (Block)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 7c-Mortar **Lab Sample ID:** 552500911-0019A

Sample Description: Basement/ Mortar (Block)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 8a **Lab Sample ID:** 552500911-0020

Sample Description: Kitchen - VSF

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Beige	20.0%	80.0%	None Detected	

Client Sample ID: 8b-Sheet Flooring **Lab Sample ID:** 552500911-0021

Sample Description: Kitchen - VSF

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Beige	20.0%	80.0%	None Detected	

Client Sample ID: 8b-Mastic **Lab Sample ID:** 552500911-0021A

Sample Description: Kitchen - VSF

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Yellow	0.0%	100.0%	None Detected	



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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 8c-Sheet Flooring

Lab Sample ID: 552500911-0022

Sample Description: Kitchen - VSF

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Beige	20.0%	80.0%	None Detected	

Client Sample ID: 8c-Mastic

Lab Sample ID: 552500911-0022A

Sample Description: Kitchen - VSF

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: 9a

Lab Sample ID: 552500911-0023

Sample Description: Basement/ Under Staircase

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 9b

Lab Sample ID: 552500911-0024

Sample Description: Basement/ Under Staircase

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 9c

Lab Sample ID: 552500911-0025

Sample Description: Basement/ DJC (Corner Bead)

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	White	0.0%	100.0%	None Detected	

Client Sample ID: 10a-Floor Tile

Lab Sample ID: 552500911-0026

Sample Description: Nave/ VAT (9) Bluish-Gray

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	94.0%	6% Chrysotile	

Client Sample ID: 10a-Mastic

Lab Sample ID: 552500911-0026A

Sample Description: Nave/ VAT (9) Bluish-Gray

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Black	0.0%	98.0%	2% Chrysotile	

Client Sample ID: 10b-Floor Tile

Lab Sample ID: 552500911-0027

Sample Description: Nave/ VAT (9) Bluish-Gray

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	



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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 10b-Mastic **Lab Sample ID:** 552500911-0027A

Sample Description: Nave/ VAT (9) Bluish-Gray

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 10c **Lab Sample ID:** 552500911-0028

Sample Description: Nave/ VAT (9) Bluish-Gray

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 11a **Lab Sample ID:** 552500911-0029

Sample Description: Nave/ VAT (9) Gray

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	96.0%	4% Chrysotile	

Client Sample ID: 11b **Lab Sample ID:** 552500911-0030

Sample Description: Nave/ VAT (9) Gray

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 11c **Lab Sample ID:** 552500911-0031

Sample Description: Nave/ VAT (9) Gray

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 12a **Lab Sample ID:** 552500911-0032

Sample Description: Nave/ VAT (9) Red

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Red	0.0%	94.0%	6% Chrysotile	

Client Sample ID: 12b **Lab Sample ID:** 552500911-0033

Sample Description: Nave/ VAT (9) Red

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 12c **Lab Sample ID:** 552500911-0034

Sample Description: Nave/ VAT (9) Red

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	



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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 13a-Floor Tile **Lab Sample ID:** 552500911-0035

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Beige	0.0%	92.0%	8% Chrysotile	

Client Sample ID: 13a-Mastic **Lab Sample ID:** 552500911-0035A

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: 13a-Leveler **Lab Sample ID:** 552500911-0035B

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 13b-Floor Tile **Lab Sample ID:** 552500911-0036

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 13b-Mastic **Lab Sample ID:** 552500911-0036A

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: 13b-Leveler **Lab Sample ID:** 552500911-0036B

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 13c-Floor Tile **Lab Sample ID:** 552500911-0037

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 13c-Mastic **Lab Sample ID:** 552500911-0037A

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Black	0.0%	100.0%	None Detected	



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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 13c-Leveler **Lab Sample ID:** 552500911-0037B

Sample Description: Basement/ VAT (9) Tan

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 14a-Mastic 1 **Lab Sample ID:** 552500911-0038

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Yellow	0.0%	100.0%	None Detected	

Client Sample ID: 14a-Floor Tile **Lab Sample ID:** 552500911-0038A

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Beige	0.0%	96.0%	4% Chrysotile	

Client Sample ID: 14a-Mastic 2 **Lab Sample ID:** 552500911-0038B

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: 14a-Leveler **Lab Sample ID:** 552500911-0038C

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 14b-Floor Tile **Lab Sample ID:** 552500911-0039

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025					Positive Stop (Not Analyzed)

Client Sample ID: 14b-Mastic **Lab Sample ID:** 552500911-0039A

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: 14b-Leveler **Lab Sample ID:** 552500911-0039B

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025	Gray	0.0%	100.0%	None Detected	



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Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 14c-Floor Tile

Lab Sample ID: 552500911-0040

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/17/2025					Positive Stop (Not Analyzed)

Client Sample ID: 14c-Mastic

Lab Sample ID: 552500911-0040A

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Black	0.0%	100.0%	None Detected	

Client Sample ID: 14c-Leveler

Lab Sample ID: 552500911-0040B

Sample Description: Basement/ VAT (9) Olive

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	1/18/2025	Gray	0.0%	100.0%	None Detected	

Analyst(s):

Ashley Brito PLM (39)
Hassan Moez PLM (16)

Reviewed and approved by:

Matthew Davis or other approved signatory
or Other Approved Signatory

None Detected = <0.1%. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This is a summary report; official reports are available on LabConnect or upon request and relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON NVLAP Lab Code 200877-0

Initial report from: 01/18/2025 13:31:02

**EMSL Canada Inc.**

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CustomerID: 55ENMG42

CustomerPO:

ProjectID:

Attn: **Horace Faulknor**
Enviro Management Inc.
3-1750 The Queensway
Suite 1248
Toronto, ON M9C 5H5

Phone: (416) 479-0446
Fax:
Received: 1/15/2025 11:54 AM
Collected: 1/14/2025

Project: **567 Monaghan Rd, Peterborough, ON****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)***

<i>Client Sample Description</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
Pb1 552500900-0001	1/14/2025 Site: Nave / Light blue	1/16/2025	0.2564 g	0.0080 % wt	0.035 % wt

Rowena Fanto, Lead Supervisor
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA LAP, LLC-ELLAP Accredited #196142

Initial report from 01/20/2025 08:15:14

Appendix V
Floor Plan
