S2S Environmental Inc.

Designated Substances Survey

Monsignor Leo Cleary Catholic Elementary School

3820 Courtice Road, Courtice, Ontario

Prepared for:
Peterborough Victoria Northumberland and Clarington Catholic District School Board

Attn: Mr. Rod Mein

Prepared by:
S2S Environmental Inc.

S2S PN: 12388.01

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1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB) to conduct a Designated Substances Survey (DSS) within Monsignor Leo Cleary Catholic Elementary School located at 3820 Courtice Road in Courtice, Ontario (Subject Building).

The DSS was required to fulfil PVNCCDSB's requirements under Section 30 of the Ontario Occupational Health and Safety Act (OSHA), Revised Statutes of Ontario 1990, as amended and for due diligence purposes prior to any future renovations within the Subject Building which include, but are not limited to the Main Foyer and Custodian Room 102 (Project Specific Area).

The DSS included a visual examination and evaluation of the presence and condition of substances designated under OHSA (R.S.O. 1990). These substances include: acrylonitrile, arsenic, asbestos, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica and vinyl chloride. In addition to these substances, S2S also surveyed for vermiculite, visible suspect mould growth, PCBs, and ozone depleting substances (ODSs).

Date of Inspection:		January 22, 2025
S2S Site Assessor:		Mr. Theodor Sterescu and Mr. David Barre
Property Use:		School
Description of Subject Building:		Stand-alone, one-storey purpose-built school building with one mechanical mezzanine/storage mezzanine
Construction Date:		Approximately 1988 and underwent renovations in 2015
Subject Building Footprint Area:		Approximately 2,103m^2 (22,637 ft^2)
Interior Finishes	Walls:	Drywall and concrete block
	Ceilings:	Lay-in acoustic ceiling tiles and open steel deck
	Floors:	Vinyl floor tile, concrete slab, carpet and terrazzo

2.0 SCOPE OF WORK

2.1 Scope of Work

S2S assessed building systems, structures and finishes in the Subject Building to determine the presence and extent of Designated Substances.

The DSS conducted by S2S consisted of the following:

- Record's review, including previous reports made available;

- Inquiry with site personnel and/or visual inspection as to the possible presence of suspected designated substances. This included site observations for evident usage and/or storage of chemicals and materials that may contain the designated substances and confirmation of content by review of available background information or testing (i.e. for asbestos and lead);
- Identification, quantification and recording of such substances;
- Interview with site representatives;
- Development of a sampling strategy (for asbestos and lead containing paints);
- Collection and submission of suspected asbestos-containing materials (ACMs) and lead containing paints for laboratory analyses (where applicable);
- Vermiculite investigation (utilizing drills and borescopes where necessary as well as repairing any drill sites and holes);
- Visual assessment for visible suspect mould growth;
- Photography of site conditions; and
- Preparation of this report with methodology, findings, photographs, conclusions and recommendations.

2.2 Records Review

As part of the Annual Inspection, S2S reviewed the following reports made available:

- "Asbestos & Designated Substances Survey - #127 Monsignor Leo Cleary Catholic School – 3820 Courtice Road North, Courtice, Ontario" report, prepared by WSP, dated September 2016;

- "Annual Asbestos Containing Materials and Designated Substance Inspection – Monsignor Leo Cleary Catholic Elementary School - 3820 Courtice Road, Courtice, Ontario" report, prepared by S2S, dated November 20, 2017;

- "Annual Asbestos Containing Materials and Designated Substance Inspection – Monsignor Leo Cleary Catholic Elementary School - 3820 Courtice Road, Courtice, Ontario" report, prepared by S2S, dated October 12, 2018;

- "Annual Asbestos Containing Materials and Designated Substance Inspection – Monsignor Leo Cleary Catholic Elementary School - 3820 Courtice Road, Courtice, Ontario" report, prepared by S2S, dated October 11, 2019;

- "Annual Asbestos Containing Materials and Designated Substance Inspection – Monsignor Leo Cleary Catholic Elementary School - 3820 Courtice Road, Courtice, Ontario" report, prepared by S2S, dated June 11, 2020;

- "Annual Asbestos Containing Materials and Designated Substance Inspection – Monsignor Leo Cleary Catholic Elementary School - 3820 Courtice Road, Courtice, Ontario" report, prepared by S2S, dated September 5, 2021;

- "Annual Asbestos Containing Materials and Designated Substance Inspection –

Monsignor Leo Cleary Catholic Elementary School - 3820 Courtice Road, Courtice, Ontario" report, prepared by S2S, dated October 24, 2022;

- "Annual Asbestos Containing Materials and Designated Substance Inspection – Monsignor Leo Cleary Catholic Elementary School - 3820 Courtice Road, Courtice, Ontario" report, prepared by S2S, dated October 6, 2023; and

- "Annual Asbestos Containing Materials and Designated Substance Inspection – Monsignor Leo Cleary Catholic Elementary School - 3820 Courtice Road, Courtice, Ontario" report, prepared by S2S, dated September 27, 2024.

As noted in the above reports, designated substances were previously identified/suspected to be present within the Subject Building. Previous laboratory sample results and findings for asbestos and lead containing materials have been assumed to be accurate.

3.0 REGULATIONS AND GUIDELINES

3.1 Designated Substances

The Ontario Ministry of Labour, Immigration, Training, and Skills Development (MLITSD) has issued specific regulations under the OHSA for a number of substances, as listed above. This report is made to fulfill the Owner's requirements under Section 30 of the OHSA, revised statutes of Ontario 1990, as amended. Prior to tendering applicable project work (i.e., construction, renovation, demolition, etc.), the owner must provide this report to the contractors tendering the work. In turn, all contractors must furnish this report to subcontractors.

As of July 1, 2010, the majority of the regulations controlling the exposure limits, waste management and transfer of the above noted designated substances were consolidated into one regulation, OHSA Ontario Regulation (O. Reg.) 490/09 (as amended by O. Reg. 148/12). The regulation does not apply to construction projects.

The disturbance of asbestos materials during project work is also controlled by the MLITSD Regulation, O. Reg. 278/05 – Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations (as amended by O. Reg. 479/10). The regulation classifies all disturbances as Type 1, Type 2, or Type 3, each of which has defined work practices. All asbestos-containing materials (if they are to be disturbed) are subject to special handling and disposal requirements and must be removed before partial or full demolition. The MLITSD must be notified in writing of any project involving the removal of more than a minor amount of friable asbestos material.

The disturbance of lead containing materials during project work is controlled by the MLITSD document, "Guideline: Lead on Construction Projects", issued by the Occupational Health and Safety Branch of the Ontario MLITSD, published in September 2004, and revised in April 2011. This guideline provides classifications for types of lead disturbance activities and assigns different levels of respiratory protection and work procedures for anticipated worker exposure to airborne lead. The concentration of total lead present in a surface coating material is regulated by the federal

Surface Coating Materials Regulation (SOR/2005-109) made under the Canada Consumer Product Safety Act. This regulation limits total lead levels in new surface coating materials and products with surface coatings applied to them to 90 mg/kg (or 0.009% by weight). Despite this threshold limit, the level of airborne lead expected to be present in a work area is dependent on the likelihood of producing airborne lead dust or fumes (i.e., hand scraping, sanding, welding, torch cutting, and sandblasting) and is not related to the percentage of lead within the coating. Therefore, for the purpose of this survey, paints with detectable lead concentrations should be considered to be lead containing.

The disposal of common mercury wastes (i.e., thermostats or fluorescent light tubes) is controlled by the Ontario Ministry of Environment, Conservation and Parks (MECP) Regulation, O. Reg. 347, R.R.O. 1990 (as amended by O. Reg. 334/13).

The disturbance of silica containing materials is controlled by the MLITSD document "Guideline: Silica on Construction Projects", issued by the Occupational Health and Safety Branch of the Ontario MLITSD, published in September 2004, and revised in April 2011. Appropriate worker precautions should be employed when conducting demolition or renovation work that will create silica dust.

3.2 Other Hazardous Materials

Procedures for the remediation of mould are outlined by the Environmental Abatement Council of Canada (EACC) *"Mould Abatement Guidelines"* Edition 3, (2015) and the Canadian Construction Association's (CCA) *"Mould Guidelines for the Canadian Construction Industry,"* dated 2018.

Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 (as amended by O. Reg. 232/11). In addition, other procedures outlined by the federal regulation SOR/2008-273, as amended, made under the Canadian Environmental Protection Act (CEPA) should be followed.

Removal, discharge and disposal of refrigerants that contain ODSs and other halocarbons are controlled by O. Reg. 463/10 made under the Ontario Environmental Protection Act, R.S.O. 1990, as amended.

4.0 METHODOLOGY

The DSS was performed by Mr. Theodor Sterescu and Mr. David Barre of S2S on January 22, 2025. Site access was provided by a school custodian. Additional information was obtained through review of design drawings, system schematic drawings and discussions about the building history with maintenance and service staff, where available.

The presence or absence of the following designated substances: acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, mercury, silica and vinyl chloride has been inferred based on the historical building usage (reportedly a purpose-built school building) and site

observations. Further, no confirmatory sampling for these designated substances or visual suspect mould growth, PCBS, or ODSs (if observed) was conducted.

Representative samples and locations for possible ACMs and lead containing paints were identified based on determining the age and renovation time periods of the Project Specific Area and associated components. In general, samples of suspect ACMs were obtained in compliance with the requirements of O. Reg. 278/05, which states a minimum number of samples are to be obtained and analyzed (3, 5, or 7 depending on quantity, application and friability) from each area of homogeneous material for the material to be considered non-asbestos containing. This protocol is further outlined in Table 1 below. A homogeneous sampling area is defined by the United States Environmental Protection Agency (USEPA) as containing material that is uniform in texture and appearance, was installed at one time and is unlikely to consist of more than one type or formulation of material. The surveyor used information obtained on site by visual examination, available information on the phases of the construction and information on renovations obtained from the client/site representative to determine the extent of each homogeneous area and the number of samples required.

Table 1 – Protocol for Determining the Number of Samples for Suspect ACMs

Type of Material	Size of Homogeneous Material	Minimum Number of Bulk Samples
Surfacing material, including without limitation material that is applied to surfaces by spraying, by troweling or otherwise, such as acoustical plaster on ceilings, fireproofing materials on structural members and plaster	Less than 90 square metres	3
	90 or more square metres, but less than 450 square metres	5
	450 or more square metres	7
Thermal insulation, except as described below	Any size	3
Thermal insulation patch	Less than 2 linear metres or 0.5 square metres	1
Other materials	Any size	3

Asbestos-cement products such as piping for rainwater leaders and flat panels for exterior siding are commonly referred to as Transite materials; thereby indicating the material to be an asbestos-cement product. This type of material is readily identifiable through visual observation by a trained professional. Transite products are generally difficult to sample due to the tendency to break into fragments when sampling or damaging the product, and therefore sampling and analyses of visually observed Transite materials were not undertaken as part of this survey.

Suspect samples of lead containing paint were collected from representative areas of distinctive painted walls and interior/exterior finishes if more than a very limited application was present.

The suspect ACMs and suspect lead containing paint samples were collected using appropriate sampling techniques (as applicable) and sampling tools, placed in labelled sealable plastic bags and submitted for laboratory analysis of type and percentage of asbestos or percentage of lead.

Site drawings showing the approximate sample locations of suspect ACMs and suspect lead containing paint samples are provided in Appendix A as Drawing Nos. 1 to 3. Selected photographs of building materials submitted for laboratory analysis and confirmed designated substances are included in Appendix B. Copies of the Laboratory Certificates of Analyses are included in Appendix C. Historic bulk asbestos and lead sampling locations and results are included in Appendix D.

4.1 ACMs Survey Exclusions

The materials listed below are generally excluded during an assessment due to the potential for irreparable damage to the building components from sampling and due to accessibility issues. The presence of asbestos is presumed in the materials noted below:

Construction Year/Addition	Materials
1988	• Components or wiring within motors or lights; • High voltage wiring; • Mechanical packing, ropes and gaskets; and • Underground services or piping (suspect Transite Materials).
2015	• No presumed asbestos containing materials are suspected to be present within the 2015 renovation area/addition.

4.2 Evaluation Criteria of ACMs

The condition of identified and presumed ACMs as well as the potential of disturbance was evaluated. These evaluations were based on the conclusions of published studies, existing Ontario regulations, and S2S's experience involving buildings that contain friable ACMs.

Examples of damaged ACMs include, but not limited to, delamination on sprayed material, mechanical insulation with damaged/missing insulation or jacketing, exposed under-pad on vinyl sheet flooring, or a non-friable material that has been pulverized which causes it to become friable. The precedence for remedial action is based not solely on the evaluation of condition but is also based on several other factors which include:

- Accessibility or potential for direct contact and disturbance which can cause release of asbestos to the air;

- Practicality of repair (e.g. if damage to the ACMs will continue even if they are repaired); and

- Efficiency of the work (e.g. if damaged ACMs are being removed in a given area, it may be most practical to remove all ACMs in the area even if they are in good condition).

For the purposes of this assessment, Good, Fair and Poor were utilized to describe the condition of the known or suspect ACMs present in the Project Specific Area.

Known ACMs are further classified into two categories based on their friability properties. Friable material is material that (a) when dry, can be crumbled, pulverized or powered by hand pressure, or (b) is crumbled, pulverized or powdered. ACMs that are friable have a much greater potential than non-friable ACMs to release airborne asbestos fibres when disturbed. Typical friable ACMs include surfacing materials (e.g. sprayed fireproofing, texture, decorative or acoustic plaster) and thermal insulations (e.g. parging cement) on mechanical systems. Asbestos-containing manufactured materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board, and asbestos textiles. Depending on the formulation, these materials may be friable or non-friable. Note that though a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. For example, lay-in acoustic ceiling tiles or plaster may release significant dust at the time of removal, and therefore are considered friable.

S2S utilizes each of the above noted hazard ratings (i.e. condition, accessibility and friability) during our site assessments to determine the risk level of exposure. Detailed notations are obtained on a room by room basis, where accessible during each of our surveys.

S2S utilizes this hazard rating protocol to evaluate ACMs present within a building that may require repair or removal procedures. The information obtained from site assessments is utilized to draft detailed specifications on the procedures to remove and or repair the ACMs (if required).

4.3 Accessible Areas

S2S was reliant on custodial staff to provide access to locked or limited-access areas of the Project Specific Area on the date of the site visit. During the DSS, all areas of the Project Specific Area were generally accessible for visual observation and completion of the survey.

The following areas were generally inaccessible:

- Within enclosed pipe chases; and
- Behind baseboards, columns or bulkheads.

5.0 RESULTS AND DISCUSSION

5.1 Designated Substances Survey

A total of 36 representative suspect asbestos bulk samples (including layers) and 3 bulk samples of representative suspect lead containing paint were submitted to Scientific Analytical Institute (SAI) located in Greensboro, North Carolina, for analysis of asbestos content by Polarized Light

Microscopy EPA Analysis Method 600/R-93/116 and 40 CFR, Part 763, Subpart E, App. E or analysis of lead concentration by Flame Atomic Absorption Spectroscopy EPA SW-846 3rd Ed. Method No. 3050B/Method No. 7420.

Designated Substances identified within the Subject Building by visual observations and/or bulk sampling during the DSS are outlined below:

Table 2: Designated Substances and Hazardous Materials Identified

Hazardous Material	Findings
Asbestos	No asbestos containing materials were identified through visual or laboratory analysis during the current and previous site visits within the Subject Building. Built up roofing materials and layers are presumed to be asbestos containing until proven otherwise through roof core sampling and laboratory analysis. At the time of the site visit, the built-up roofing was observed to be in good condition throughout the roof of the Subject Building. During the site visit, wall cavities were investigated throughout representative locations within the Subject Building to determine the presence or absence of vermiculite. Drill holes, where required, were made to provide visual access with a borescope. Upon completion of the investigation, it was determined that no evidence of vermiculite materials was observed or are presumed to be present within the Subject Building.
	Although not observed during the inspection, additional ACMs may be present in visually inaccessible areas of the Subject Building. Refer to Appendix D for the previous asbestos bulk sample locations and results.
Lead	Yellow paint (Sample No. LS-02) observed on metal piping on the Roof was identified to contain **12% lead content by dry weight**. At the time of the site visit, the lead containing yellow paint was observed to be in good condition on the metal roof piping, with the exception of approximately 50 square feet observed to be in fair condition.
	Red paint (Sample No. LS-03) observed on the bulkhead in the Main Foyer was identified to contain **0.0056% lead content by dry weigh**t. At the time of the site visit, 200 square feet of the lead containing red paint was observed to be in good condition within the Main Foyer of the Subject Building.
	Teal paint previously observed on doors frames and railings within the school (WSP, 2016) was identified to contain **0.017% lead content by dry weight**. At the time of the site visit, the lead containing teal paint was not observed and assumed to be present beneath the observed above detection limit red paint within the Subject Building.

Hazardous Material	Findings
	Grey paint previously observed on the mechanical and custodial room (WSP, 2016) was identified to contain **0.070% lead content by dry weight**. At the time of the site visit, the lead containing grey paint was observed to be in good condition within the mechanical and custodial room of the Subject Building.
	The previously identified lead containing paints observed during the site visit were similar in quantity and condition when compared to the previous report (listed in Section 2.2).
	Lead may also be present electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots). Where present within the Subject Building, they are presumed to be lead-containing.
Mercury	Mercury in the form of vapour may be present within fluorescent light tubes observed throughout the Subject Building. Liquid mercury is also suspected to be present within the wall mounted thermometers observed within the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes and wall mounted thermostats were noted to be intact.
Silica	Suspect crystalline silica-containing materials were observed throughout the Subject Building to be in good condition and include the following: ceiling tiles, drywall walls/ceilings, and concrete in block and brick wall finishes.
PCBs	Fluorescent light ballasts were observed within the Project Specific Area; however individual ballasts were not investigated during the DSS. In general, ballasts are not suspected to contain PCBs based on the presence of T8 bulbs (indicating new non-PCB containing ballasts). However, at the time of removal and decommissioning, all ballasts in fixtures should be investigated for PCB content at the time they are dismantled through a review of manufacture labels.
ODSs	ODSs and halocarbons may be present within components of older air conditioning and refrigeration equipment (pre-1995) and fire extinguishers if present throughout the Project Specific Area. At the time of the site visit, suspect ODS and halocarbon containing components/units were not observed within the Subject Building.
Suspect Mould	No evidence of visual suspect mould growth was observed; however apparent water staining was observed and is approximately quantified below: • 2 lay-in acoustic ceiling tiles within Classroom 140; • 4 lay-in acoustic ceiling tiles within Boys Washroom 121; • 6 lay-in acoustic ceiling tiles within Girls Washroom 122;

Hazardous Material	Findings
	• 3 lay-in acoustic ceiling tiles within Corridor 107; • 2 lay-in acoustic ceiling tiles within Main Foyer 103; • 2 lay-in acoustic ceiling tiles within Washroom 110; • 2 lay-in acoustic ceiling tiles within Kindergarten Room 104; • 1 lay-in acoustic ceiling tile within Janitor Room102; and • 1 lay-in acoustic ceiling tile within Corridor 135. At the time of the site visit, the sources of the apparent water staining noted above could not be identified.
Other Designated Substances or Hazardous Materials	No other designated substances or hazardous materials were observed or are suspected to be present within the Subject Building.

All other bulk samples (for suspect ACMs) not outlined in Table 2 above, were identified to be non-asbestos containing or were identified to have concentrations of lead below the laboratory's limit of detection. This includes the following materials sampled by S2S at the time of the site visit:

Non-asbestos containing:

i. Brown caulking (Sample Nos. CLK-01a to CLK-01c) observed on Roof Flashings of the Subject Building;

ii. Grey caulking (Sample Nos. CLK-02a to CLK-02c) collected from mechanical equipment observed on the Roof of the Subject Building;

iii. Silver/Black caulking (Sample Nos. CLK-03a to CLK-03c) collected from mechanical equipment observed on the Roof of the Subject Building;

iv. White caulking (Sample Nos. CLK-04a to CLK-04c) observed on the Mechanical Room door frame of the Subject Building;

v. Grey caulking (Sample Nos. CLK-05a to CLK-05c) observed on the windows in the Main Foyer of the Subject Building;

vi. Black tar (Sample Nos. TAR-01a to TAR-01c) observed on the Roof of the Subject Building;

vii. Beige mastic (Sample Nos. MAS-01a to MAS-01c) observed on the baseboard in Room 102 of the Subject Building;

viii. Tan mastic (Sample Nos. MAS-02a to MAS-02c) observed on the baseboards in the Main

Foyer;

ix. White 4’ x 2’ textured acoustic ceiling tiles with pinholes (Sample Nos. ACT-01a to ACT-01c) observed in the Corridor 107 near the Main Foyer;

x. Drywall joint compound (Sample Nos. DJC-01a to DJC-01c) observed on the bulkhead in the Main Foyer;

xi. Grey mortar (Sample Nos. CMOR-01a to CMOR-01c) observed on the concrete block walls within Subject Building; and

xii. Grey mortar (Sample Nos. CMOR-02a to CMOR-02c) observed on the concrete block walls throughout the Exterior of the Subject Building.

Non-lead containing:

i. Grey paint (Sample No. LS-01) observed on the ladder on the Roof.

Additionally, the following materials were visually identified to be non-asbestos containing based on a manufactures date stamp or determined to be a material not suspected to contain asbestos and therefore, no samples were collected:

- Acoustic ceiling tiles observed within the school had date stamp of 2003 and 2015; and
- Pipes were observed to be uninsulated or insulated with fiberglass in selected areas of the school.

The survey also included an investigation for the following materials, none of which were observed within the Project Specific Area:

- Vermiculite Insulation;
- Asbestos paper products;
- Plaster;
- Texture Finishes; and
- Sprayed on Insulation.
- Asbestos Cement (Transite);

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the Designated Substances Survey, S2S concluded the following:

1) Built-up roofing materials and layers are presumed to be asbestos containing until proven otherwise through roof core sampling and laboratory analysis. At the time of the site visit, the built-up roofing was observed to be in good condition throughout the roof of the Subject Building. S2S recommends that the built-up roofing materials be monitored and managed in place.

   Although not observed during the inspection, additional ACMs may be present in visually inaccessible areas of the Subject Building.

2) Based on visual observations during the DSS, the yellow and red paints identified to be lead containing were observed to be in good condition, with the exception of 50 square feet

of yellow paint observed to be in fair condition on the metal piping of the Roof. Paints with similar texture and appearance that are present on other piping in the Subject Building should be presumed to contain similar concentrations of lead. It is recommended that the fair condition yellow paint be monitored in place for further deterioration or stabilize with fresh paint using appropriate worker protection.

Lead may also be present in electronic components (e.g., wiring connections, wire bundles, etc.), ceramic tile surface coating, plumbing solder, batteries, and cast-iron piping gaskets (i.e., bell & spigots) and paints not sampled. Where present within the Subject Building, S2S presumes that they are lead-containing.

Appropriate worker protection (i.e. respiratory protection), as outlined in "Guideline: Lead on Construction Projects", published in September 2004 and revised in April 2011 by the Occupational Health and Safety branch of the Ontario MLITSD, should be employed when conducting demolition or renovation work that will create lead dust.

3) Mercury in the form of vapour may be present within the fluorescent light tubes observed throughout the Project Specific Area. At the time of the site visit, all visually observed fluorescent light tubes, where accessible, were noted to be intact. It is recommended that disposal of out-of-service fluorescent light tubes, or any other mercury containing materials or equipment be completed in accordance with O. Reg. 490/09 and O. Reg. 347.

4) Suspect silica-containing materials were observed throughout the Subject Building. Free crystalline silica has been linked to respiratory illnesses when inhalation of silica dust occurs. At the time of the site visit, suspect silica containing materials were observed to be in good condition. Conditions for silica to become airborne (i.e. due to extensive damage or crushing/grinding of building materials) during regular activities within the Project Specific Area were not observed. Suspect silica containing materials are to be managed in place or removed following appropriate dust control measures and worker precautions (i.e. respiratory protection), as outlined in the Ontario MLITSD "Guideline – Silica on Construction Projects", April 2011, when conducting demolition or renovation work that will create silica dust.

5) When suspect PCB containing fluorescent light fixtures, High Intensity Discharge (HID) lamps or electrical transformers are taken out of service, the ballasts or equipment should be examined to verify for the presence of PCBs. This can be performed by comparing the manufacturers date code stamped on the ballast to information presented in the document "Identification of Lamp Ballasts Containing PCBs" published by Environment Canada. Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 and the federal regulation SOR/2008-273 made under CEPA.

6) No evidence of visual suspect mould growth was observed, however apparent water staining/damage was identified on lay-in acoustic ceiling tiles within the Subject Building and are detailed in Table 2. S2S recommends that the apparent water-stained acoustic ceiling tiles be removed by trained maintenance staff and that the sources of all apparent

water staining be investigated and repaired prior to the development of mould growth.

It is recommended that the appropriate precautions and/or worker protection be used when dealing with any of the identified/presumed designated substances and other hazardous materials.

7.0 CLOSURE

This report has been prepared for the sole benefit of Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB). S2S Environmental Inc. (S2S) understands that this report may be provided to and relied upon by contractors as background information on the location and condition of designated substances within the specified areas. Any other person or entity without the express written consent of S2S and PVNCCDSB may not rely upon the report. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed.

S2S has not evaluated health risks associated with building occupant exposure to hazardous materials (i.e. designated substances, mould) which may be identified in this report. Evaluation of health risks on an individual should only be made by a licensed medical practitioner who has knowledge of the individual's medical history.

Mould is a naturally occurring organism and regardless of the findings of an assessment or effectiveness of a remediation, it could occur/reoccur when conditions are favourable. Therefore, buildings and surfaces should be maintained to prevent conditions that are favourable for mould growth. The scope of services did not include a detailed evaluation of the thermal and moisture characteristics of the exterior wall assembly, or a detailed building envelope investigation to assess all potential cause of the water infiltration that created an environment favourable to mould proliferation.

All standards, regulations and guidelines referenced in this report are subject to change with time and may no longer be applicable at a later date.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus PVNCCDSB should review such issues with appropriate legal counsel. The designated substance locations and conclusions provided are based on information obtained from visual inspection and limited sampling carried out, at the specific test locations, and information obtained from building management personnel. The results can only be extrapolated

to an undefined area around the test locations. It is possible that additional, concealed designated substances may become evident during demolition/renovation activities.

The quantities provided in this report are order-of-magnitude values and are not considered exact quantities. Contractors are not to use these quantities for providing quotations and will need to inspect the areas to verify the quantity of materials and site conditions that may affect the cost of any abatement work (if required).

We trust that the above meets your current requirements. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

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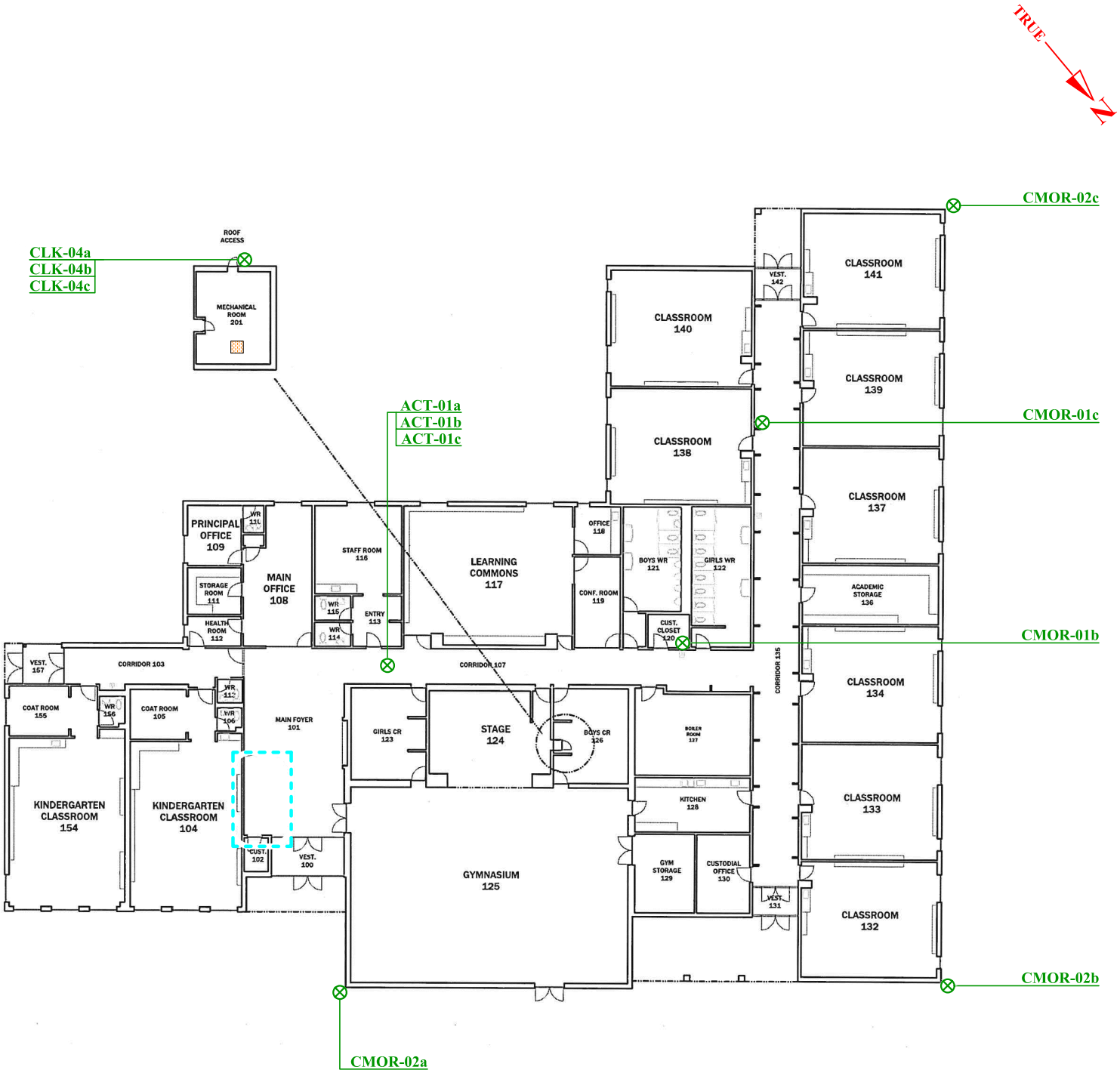
APPENDIX A
SITE DRAWINGS



LEGEND:

- ASBESTOS BULK SAMPLE
- PROJECT SPECIFIC AREA

ASBESTOS CONTAINING MATERIALS:

- PRESUMED VIBRATION DAMPENER

NOTE:

ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING. REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION

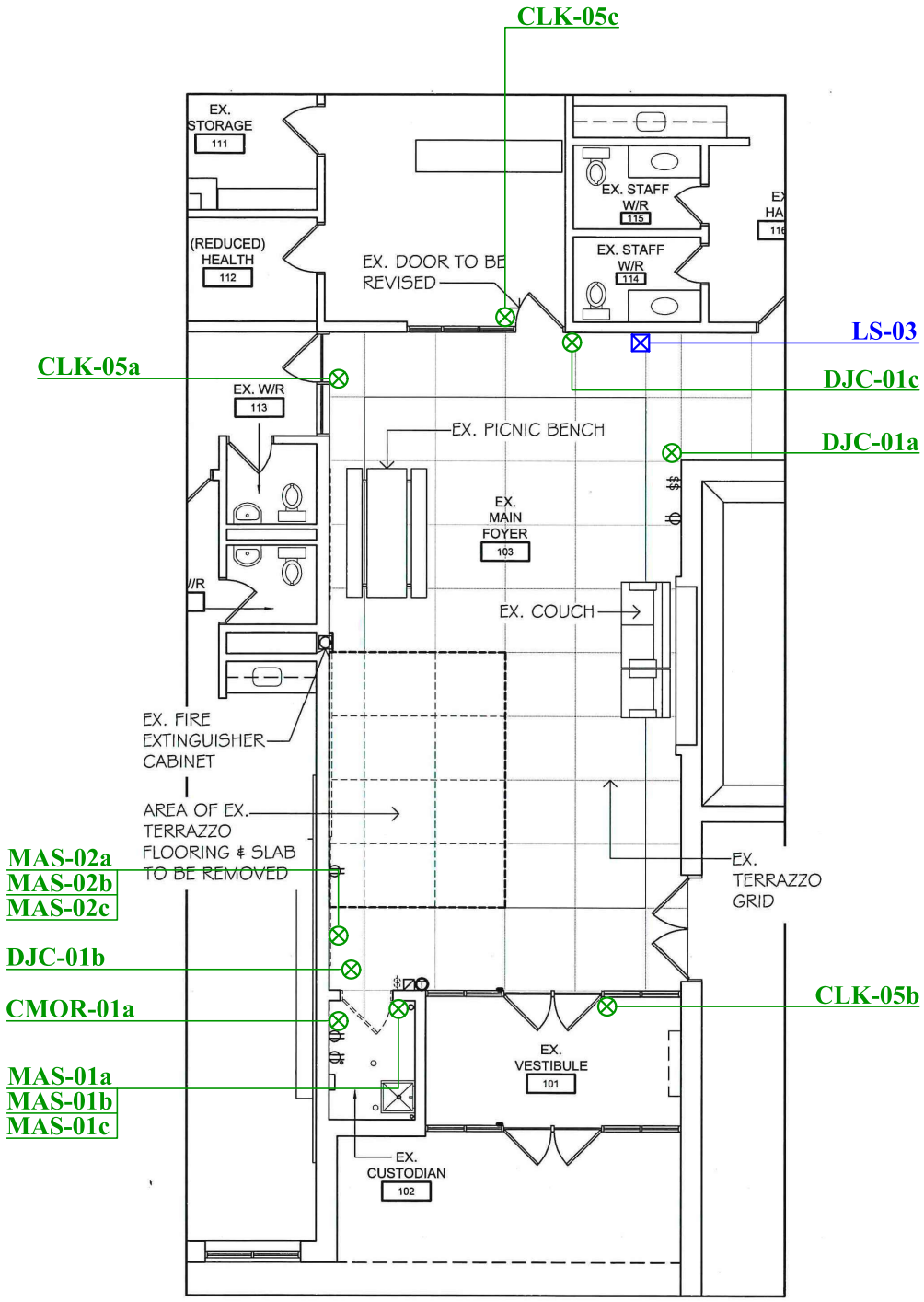
BASE DRAWING PROVIDED BY CLIENT.

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:
3820 COURTICE ROAD
COURTICE, ONTARIO

FLOOR/AREA:
FIRST FLOOR PLAN

DATE:	PROJECT #:
JAN 28, 2025	12388.01
DRAWN BY:	**DRAWING #:**
BM	1
SCALE:	
NOT TO SCALE	



TRUE N

S2S Environmental Inc.

LEGEND:

- ⊗ ASBESTOS BULK SAMPLE
- ⊠ LEAD BULK SAMPLE

NOTE:

ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING. REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION

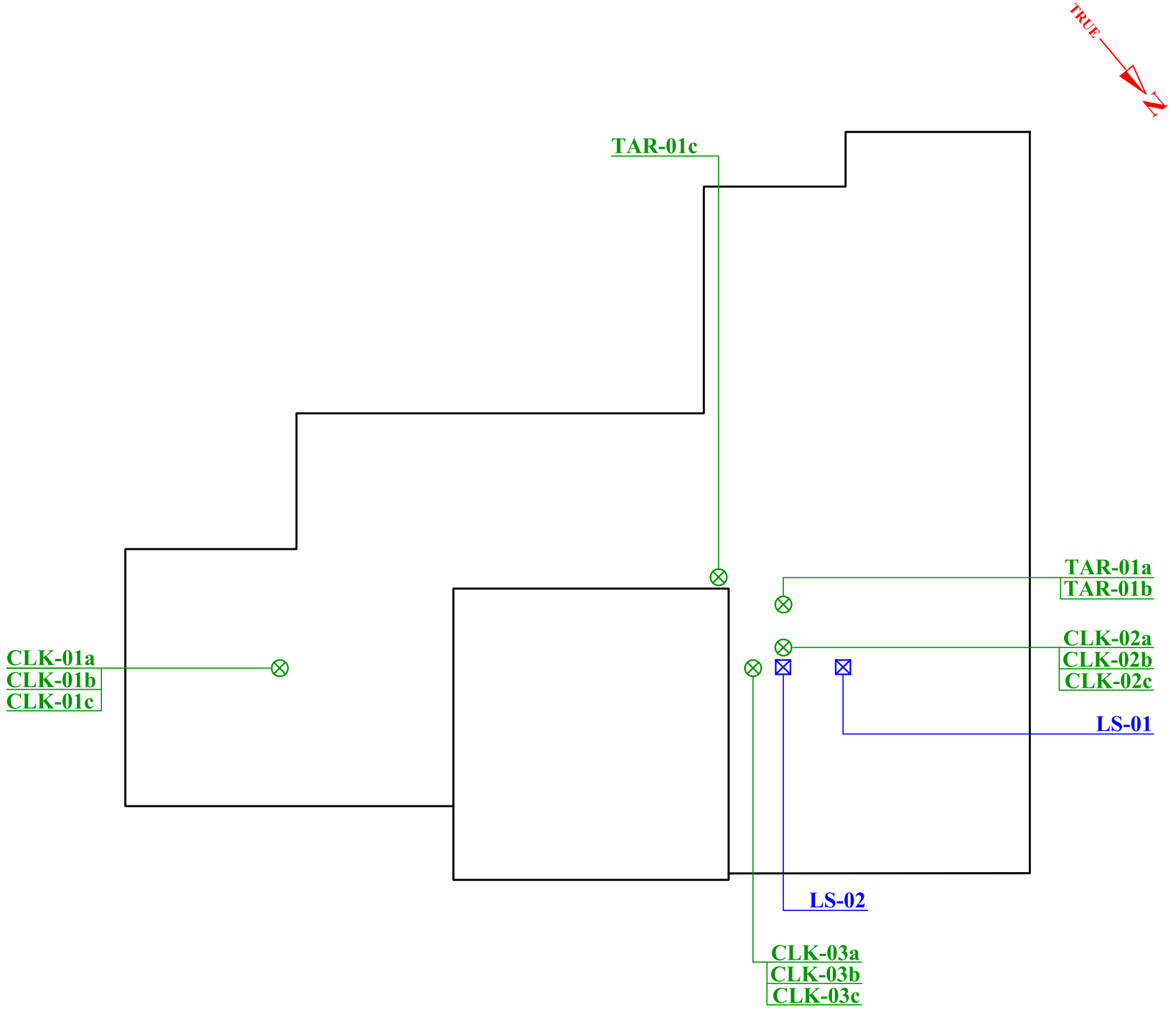
BASE DRAWING PROVIDED BY CLIENT.

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:
3820 COURTICE ROAD
COURTICE, ONTARIO

FLOOR/AREA:
PROJECT SPECIFIC AREA - FOYER / CUSTODIAN - ROOM 102

DATE:	PROJECT #:
JAN 28, 2025	12388.01
DRAWN BY:	**DRAWING #:**
BM	2
SCALE:	
NOT TO SCALE	



S2S Environmental Inc.

LEGEND:

- ⊗ ASBESTOS BULK SAMPLE
- ⊠ LEAD BULK SAMPLE

ALTHOUGH NOT SHOWN ON THE DRAWING, BUILT-UP ROOFING MATERIALS ARE PRESUMED TO BE ASBESTOS CONTAINING UNLESS IDENTIFIED OTHERWISE THROUGH CORE SAMPLING AND LABORATORY ANALYSIS.

NOTE:

ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING. REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION

BASE DRAWING PROVIDED BY CLIENT.

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:

3820 COURTICE ROAD
COURTICE, ONTARIO

FLOOR/AREA:

ROOF PLAN

DATE:	PROJECT #:
JAN 28, 2025	12388.01
DRAWN BY: BM	**DRAWING #:** 3
SCALE: NOT TO SCALE	

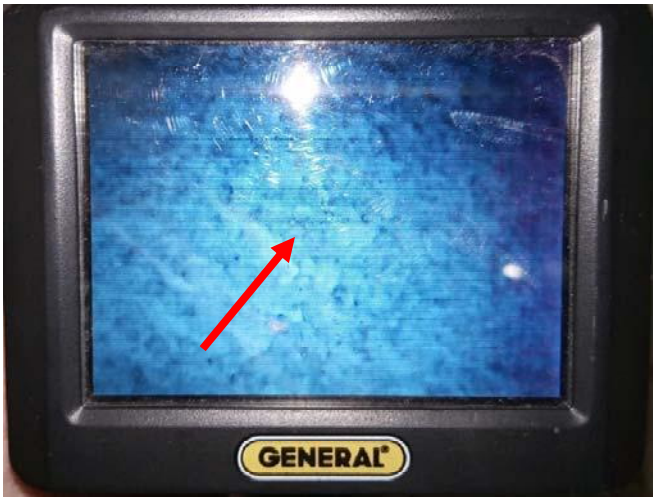
APPENDIX B
SELECTED PHOTOGRAPHS

Photo 1: View of the lead containing yellow paint (see arrow) observed to be in fair condition on the metal roof piping.

Photo 2: View of the lead containing red paint (see arrow) observed to be in good condition on the bulkhead in the Main Foyer.

Photo 3: View of the presumed asbestos containing built-up roofing (see arrow) observed on the Roof of the Subject Building.

Photo 4: View of the non-asbestos containing white 4' x 2' textured acoustic ceiling tiles with pinholes (see arrow) observed within the Corridor 107 near the Main Foyer.

	
Photo 5: View of opening drilled in concrete block wall (see arrow) of Custodian Room 130 with the Subject Building for vermiculite investigation.	**Photo 6: View of exterior facing wall cavity (see arrow) observed with a borescope indicating no presence of vermiculite within Custodian Room 130 of the Subject Building.**

APPENDIX C
LABORATORY CERTIFICATES OF ANALYSES

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E

NVLAP LAB CODE 200664-0

Customer: S2S Environmental Inc.
1099 Kingston Road Suite 260
Pickering, ON L1V 1B5

Attn: Rachel Dowdall
David Barre

Project: DSS_PN12388-1 3820 Courtice Rd, Courtice, Ontario

Lab Order ID: **10073446**
Analysis: PLM
Date Received: 01/27/2025
Date Reported: 01/30/2025

Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
CLK-01a	Brown Caulking	**None Detected**		**100% Other**	Brown, Gray Non-Fibrous Homogeneous
10073446_0001					Ashed
CLK-01b	Brown Caulking	**None Detected**		**100% Other**	Gray, Brown Non-Fibrous Homogeneous
10073446_0002					Ashed
CLK-01c	Brown Caulking	**None Detected**		**100% Other**	Gray, Brown Non-Fibrous Homogeneous
10073446_0003					Ashed
CLK-02a	Grey Caulking	**None Detected**		**100% Other**	Brown, Gray Non-Fibrous Homogeneous
10073446_0004					Ashed
CLK-02b	Grey Caulking	**None Detected**		**100% Other**	Brown, Gray Non-Fibrous Homogeneous
10073446_0005					Ashed
CLK-02c	Grey Caulking	**None Detected**		**100% Other**	Brown, Gray Non-Fibrous Homogeneous
10073446_0006					Ashed
CLK-03a	Silver/Black Caulking	**None Detected**		**100% Other**	Silver, Black Non-Fibrous Homogeneous
10073446_0007					Ashed
CLK-03b	Silver/Black Caulking	**None Detected**		**100% Other**	Black, Silver Non-Fibrous Homogeneous
10073446_0008					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Kiersten Smith (36)
Analyst

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E

NVLAP LAB CODE 200664-0

Lab ID # 173190

Customer: S2S Environmental Inc.
1099 Kingston Road Suite 260
Pickering, ON L1V 1B5

Attn: Rachel Dowdall
David Barre

Project: DSS_PN12388-1 3820 Courtice Rd, Courtice, Ontario

Lab Order ID: **10073446**
Analysis: PLM
Date Received: 01/27/2025
Date Reported: 01/30/2025

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
CLK-03c	Silver/Black Caulking	**None Detected**		**100% Other**	Black, Silver Non-Fibrous Homogeneous
10073446_0009					Ashed
CLK-04a	White Caulking	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10073446_0010					Ashed
CLK-04b	White Caulking	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10073446_0011					Ashed
CLK-04c	White Caulking	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10073446_0012					Ashed
CLK-05a	Grey Caulking	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0013					Ashed
CLK-05b	Grey Caulking	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0014					Ashed
CLK-05c	Grey Caulking	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0015					Ashed
TAR-01a	Black Tar	**None Detected**		**100% Other**	Black Non-Fibrous Homogeneous
10073446_0016					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Kiersten Smith (36)
Analyst

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E

NVLAP LAB CODE 200664-0

Customer: S2S Environmental Inc.
1099 Kingston Road Suite 260
Pickering, ON L1V 1B5

Attn: Rachel Dowdall
David Barre

Project: DSS_PN12388-1 3820 Courtice Rd, Courtice, Ontario

Lab Order ID: **10073446**
Analysis: PLM
Date Received: 01/27/2025
Date Reported: 01/30/2025

Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
TAR-01b	Black Tar	**None Detected**		**100% Other**	Black Non-Fibrous Homogeneous
10073446_0017					Ashed
TAR-01c	Black Tar	**None Detected**		**100% Other**	Black Non-Fibrous Homogeneous
10073446_0018					Ashed
MAS-01a	Beige Mastic	**None Detected**		**100% Other**	Beige Non-Fibrous Homogeneous
10073446_0019					Ashed
MAS-01b	Beige Mastic	**None Detected**		**100% Other**	Beige Non-Fibrous Homogeneous
10073446_0020					Ashed
MAS-01c	Beige Mastic	**None Detected**		**100% Other**	Beige Non-Fibrous Homogeneous
10073446_0021					Ashed
MAS-02a	Tan Mastic	**None Detected**		**100% Other**	Cream, Tan Non-Fibrous Homogeneous
10073446_0022					Ashed
MAS-02b	Tan Mastic	**None Detected**		**100% Other**	Cream, Tan Non-Fibrous Homogeneous
10073446_0023					Ashed
MAS-02c	Tan Mastic	**None Detected**		**100% Other**	Cream, Tan Non-Fibrous Homogeneous
10073446_0024					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Kiersten Smith (36)
Analyst

Approved Signatory

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E

NVLAP LAB CODE 200664-0

Lab ID # 173190

Customer: S2S Environmental Inc.
1099 Kingston Road Suite 260
Pickering, ON L1V 1B5

Attn: Rachel Dowdall
David Barre

Project: DSS_PN12388-1 3820 Courtice Rd, Courtice, Ontario

Lab Order ID: **10073446**
Analysis: PLM
Date Received: 01/27/2025
Date Reported: 01/30/2025

Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
ACT-01a	4 x 2 White Textured Acoustic Celing Tiles With Pinholes	**None Detected**	**5% Cellulose** **5% Fiber Glass**	**90% Other**	White, Tan Fibrous Homogeneous
10073446_0025					Ashed
ACT-01b	4 x 2 White Textured Acoustic Celing Tiles With Pinholes	**None Detected**	**5% Cellulose** **5% Fiber Glass**	**90% Other**	White, Tan Fibrous Homogeneous
10073446_0026					Ashed
ACT-01c	4 x 2 White Textured Acoustic Celing Tiles With Pinholes	**None Detected**	**5% Cellulose** **5% Fiber Glass**	**90% Other**	White, Tan Fibrous Homogeneous
10073446_0027					Ashed
DJC-01a	Drywall Joint Compound	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10073446_0028					Dissolved
DJC-01b	Drywall Joint Compound	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10073446_0029					Dissolved
DJC-01c	Drywall Joint Compound	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10073446_0030					Dissolved
CMOR-01a	Grey Mortar	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0031					Crushed
CMOR-01b	Grey Mortar	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0032					Crushed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Kiersten Smith (36)
Analyst

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E

NVLAP LAB CODE 200664-0

Lab ID # 173190

Customer: S2S Environmental Inc.
1099 Kingston Road Suite 260
Pickering, ON L1V 1B5

Attn: Rachel Dowdall
David Barre

Project: DSS_PN12388-1 3820 Courtice Rd, Courtice, Ontario

Lab Order ID: **10073446**
Analysis: PLM
Date Received: 01/27/2025
Date Reported: 01/30/2025

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
CMOR-01c	Grey Mortar	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0033					Crushed
CMOR-02a	Grey Mortar	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0034					Crushed
CMOR-02b	Grey Mortar	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0035					Crushed
CMOR-02c	Grey Mortar	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10073446_0036					Crushed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Kiersten Smith (36)
Analyst

Approved Signatory

Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B

Customer: S2S Environmental Inc.
1099 Kingston Road Suite 260
Pickering, ON L1V 1B5

Attn: Rachel Dowdall
David Barre

Project: PN12388-01_DSS_3820 Courtice Rd, Courtice, Ontario

Lab Order ID: **10073436**
Analysis: PBP
Date Received: 01/27/2025
Date Reported: 01/30/2025

Sample ID *Lab Sample ID*	Description *Lab Notes*	Mass (g)	Reporting Limit (ppm)	Concentration (ppm)	Concentration (% by weight)
LS-01 *10073436_0002*	**Grey Paint / Ladder on Roof**	0.0204	78	<78	**<0.0078%**
LS-02 *10073436_0003*	**Yellow Paint / Pipe on Roof**	0.0689	1200	120000	**12%**
LS-03 *10073436_0004*	**Red Paint / Bulkhead in Foyer**	0.0778	51	56	**0.0056%**

Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb). All sample dried before preparation and analysis.

Mark Doki (3)
Analyst

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

APPENDIX D

HISTORIC BULK ASBESTOS AND LEAD SAMPLING LOCATIONS AND RESULTS

Historic Bulk Asbestos Sampling Locations and Results - Monsignor Leo Cleary Catholic Elementary School – 3820 Courtice Road in Courtice, Ontario

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Samples Results	Comments
1	127-1A to G	Classrooms	Vinyl Floor Tile - 12"x12", off-white w/ beige/grey flecks	WSP/2016	None Detected	
1	127-1A, B, E, F, G	Classrooms	Black floor tile mastic		None Detected	
1	127-1A, B	Classrooms	Tan cementitious		None Detected	
1	127-2A to C	Mechanical room / mezzanine	White hard pipe end parging		None Detected	
1	127-3A to C	Storage, stage, boy's washroom	Ceiling Panel - 2'x4', white w/ small pinholes and large fissures		None Detected	
1	127-4A to G	Throughout	Ceiling Panel - 2'x4', off-white w/ small pinholes and medium fissures		None Detected	
1	127-5A to C	Foyer	Ceiling Panel - 2'x2', grey/beige w/ square pattern		None Detected	
1	127-6A to C	Foyer	Textured coating on bulkheads in lobby		None Detected	
1	127-7A to C	Office, Guidance	Vinyl Floor Tile - 12"x12", white w/ grey flecks		None Detected	
1	127-8A to C	Throughout	Drywall joint compound		None Detected	
Exterior	127-9A	Exterior soffits	Cement panel from soffit		**30% Chrysotile**	**Removed in 2015**
Roof	CLK-01a to CLK-01c	Roof Flashings	Brown caulking	S2S/2025	None Detected	
Roof	CLK-02a to CLK-02c	Mechanical equipment on roof	Grey caulking		None Detected	
Roof	CLK-03a to CLK-03c	Mechanical equipment on roof	Silver/Black caulking		None Detected	

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Samples Results	Comments
1	CLK-04a to CLK-04c	Mechanical room door frame	White caulking	**S2S/2025**	None Detected	
1	CLK-05a to CLK-05c	Windows in the main foyer	Grey caulking		None Detected	
1	TAR-01a to TAR-01c	Roof	Black tar		None Detected	
1	MAS-01a to MAS-01c	Baseboard in room 102	Beige mastic		None Detected	
1	MAS-02a to MAS-02c	Baseboards in the main foyer	Tan mastic		None Detected	
1	ACT-01a to ACT-01c)	Corridor 107 near the main foyer	White 4’ x 2’ textured acoustic ceiling tiles with pinholes		None Detected	
1	DJC-01a to DJC-01c	Bulkhead in the main foyer	Drywall joint compound		None Detected	
1	CMOR-01a to CMOR-01c	Interior concrete block walls	Grey mortar		None Detected	
Exterior	CMOR-02a to CMOR-02c	Exterior concrete block walls	Grey mortar		None Detected	

Historic Bulk Lead Paint Sampling Locations and Results - Monsignor Leo Cleary Catholic Elementary School – 3820 Courtice Road in Courtice, Ontario

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Lead Content by Weight (%)*	Condition	Comments
2	**127-L1**	**Doors, frames, railings**	**Teal paint**	**WSP/2016**	**0.017**	**N/A**	**Lead containing paint. Not observed during the 2025 assessment. Assumed to be present beneath the observed red paint during the current inspection.**
1	**127-L2**	**Mechanical & custodial room floors**	**Grey paint**		**0.070**	**Good**	**Lead-containing Paint.**
1	127-L3	Vestibule walls/ceiling	Beige paint		<0.0090*	-	-
1	LS-01	Ladder on roof	Grey paint	**S2S/2025**	<0.0078*	-	-
1	**LS-02**	**Metal piping on the roof**	**Yellow paint**		**12**	**Fair**	**Lead-containing Paint.**
1	**LS-03**	**Bulkhead in the main foyer**	**Red paint**		**0.0056**	**Good**	**Lead-containing Paint.**

Note: *Sample identified to be below the detection limit of the laboratory and therefore considered to be a non-lead containing.

S2S Environmental Inc.

Annual ACM and Designated Substances Inspection

St. Joseph Catholic Elementary School

919 D'Arcy St, Cobourg, Ontario

Prepared for:
Peterborough Victoria Northumberland and Clarington Catholic District School Board

Attn: Mr. Rod Mein

Prepared by:
S2S Environmental Inc.

S2S PN: 11922.24

September 20, 2024

1099 Kingston Road, Suite 260, Pickering, Ontario, Canada, L1V 1B5
Telephone: (416) 410-4333
Facsimile: (416) 410-4088
www.s2se.com

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TABLES

Table 1: Designated Substances and Hazardous Materials Identified……7

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Appendix A – S2S Annual ACMs Inspection Summary Table
Appendix B – Site Drawing
Appendix C – Selected Photographs
Appendix D – Previous WSP Bulk Asbestos and Lead Sampling Locations, Results and Associated Drawings

1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by the Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB) to conduct the Annual Asbestos Containing Materials (ACMs) and Designated Substances Inspection (Annual Inspection) within St. Joseph Catholic Elementary School located at 919 D'Arcy Street in Cobourg, Ontario (Subject Building).

The Annual Inspection included a visual examination and evaluation of the presence and condition of substances designated under the Occupational Health and Safety Act (OHSA) (R.S.O. 1990) previously identified within the Subject Building. These substances include: acrylonitrile, arsenic, asbestos, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica and vinyl chloride. In addition to these substances, S2S also surveyed for other hazardous materials including suspect mould, polychlorinated biphenyls (PCBs), ozone depleting substances (ODSs), and urea formaldehyde foam insulation (UFFI).

Date of Inspection:		July 12, 2024
S2S Site Assessor:		Mr. Theodor Sterescu
Property Use:		School
Description of Subject Building:		Stand-alone, one-story purpose-built school building with one mechanical/storage mezzanine
Construction Date:		Approximately 1960
Subject Building Footprint Area:		Approximately 2,604 m^2 (28,031 ft^2)
Interior Finishes	Walls:	Drywall and concrete block
	Ceilings:	Lay-in acoustic tile, drywall and steel deck
	Floors:	Vinyl floor tile, concrete slab and carpet

2.0 SCOPE OF WORK

2.1 Scope of Work

The Annual Inspection carried out by S2S was based on PVNCCDSB's inspection requirements and consisted of the following:

1. Records review, including previous reports;
2. Site visit including interviews and a non-destructive visual inspection of the condition of previously identified ACMs and other designated substances or hazardous materials based on locations and quantities previously reported by WSP Canada Inc. (WSP) and S2S;
3. Photography of previously or newly identified, presumed/suspect or damaged ACMs and

other designated substances or hazardous materials; and
4. Evaluation of information and preparation of a report.

2.2 Records Review

As part of the Annual Inspection, S2S reviewed the following reports made available:

- "Asbestos & Designated Substance Survey - #121 St. Joseph Catholic School – 919 D'Arcy Street, Cobourg, ON" report, prepared by WSP, dated September 2016;
- "Annual Asbestos Containing Material and Designated Substance Inspection - St Joseph Catholic Elementary School - 919 D'Arcy Street, Cobourg, ON" report prepared by S2S dated November 20, 2017;
- "Annual Asbestos Containing Material and Designated Substance Inspection - St Joseph Catholic Elementary School - 919 D'Arcy Street, Cobourg, ON" report prepared by S2S dated October 12, 2018;
- "Annual Asbestos Containing Material and Designated Substance Inspection - St Joseph Catholic Elementary School - 919 D'Arcy Street, Cobourg, ON" report prepared by S2S dated October 15, 2019;
- "Annual Asbestos Containing Material and Designated Substance Inspection Joseph Catholic Elementary School - 919 D'Arcy Street, Cobourg, ON" report prepared by S2S, dated June 10, 2020;
- "Annual Asbestos Containing Material and Designated Substance Inspection Joseph Catholic Elementary School - 919 D'Arcy Street, Cobourg, ON" report prepared by S2S, dated July 12, 2021;
- "Annual Asbestos Containing Material and Designated Substance Inspection Joseph Catholic Elementary School - 919 D'Arcy Street, Cobourg, ON" report prepared by S2S, dated October 24, 2022;
- "Annual Asbestos Containing Material and Designated Substance Inspection Joseph Catholic Elementary School - 919 D'Arcy Street, Cobourg, ON" report prepared by S2S, dated October 6, 2023; and
- "Designated Substances Survey – St. Joseph Catholic Elementary School – Project Specific Areas, 919 D'Arcy Street, Cobourg, ON" report prepared by S2S, dated June 12, 2024.

As noted in the above reports, asbestos, lead, mercury, silica, PCBs, ODSs, and water damaged materials were previously identified/suspected to be present within the Subject Building. Previous laboratory sample results and findings for asbestos and lead containing materials have been assumed to be accurate and the appropriate section and the applicable drawing from the WSP report have been included in Appendix C.

3.0 REGULATIONS AND GUIDELINES

3.1 Designated Substances

The Ontario Ministry of Labour, Immigration, Training and Skills Development (MLITSD) has issued specific regulations under OHSA for a number of substances known to be harmful to human

health. As of July 1, 2010, the majority of the regulations controlling the exposure limits, waste management and transfer of designated substances were consolidated into one regulation, OHSA Ontario Regulation (O. Reg.) 490/09 (as amended by O. Reg. 148/12). The regulation does not apply to construction projects.

The disturbance of asbestos materials during project work is controlled by the MLITSD Regulation, O. Reg. 278/05 – Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations (as amended by O. Reg. 479/10). The regulation classifies all disturbances as Type 1, Type 2, or Type 3, each of which has defined work practices. All asbestos-containing materials (if they are to be disturbed) are subject to special handling and disposal requirements, and must be removed before partial or full demolition. The MLITSD must be notified in writing of any project involving the removal of more than a minor amount of friable asbestos material.

The disturbance of lead containing materials during project work is controlled by the MLITSD Guideline: Lead on Construction Projects, issued by the Occupational Health and Safety Branch of the Ontario MLITSD, published in September 2004 and revised in April 2011. This guideline provides classifications for types of lead disturbance activities, and assigns different levels of respiratory protection and work procedures for anticipated worker exposure to airborne lead. The concentration of total lead present in a surface coating material is regulated by the federal Surface Coating Materials Regulation (SOR/2005-109) made under the Canada Consumer Product Safety Act. This regulation limits total lead levels in new surface coating materials and products with surface coatings applied to them to 90 mg/kg (or 0.009% by weight). Despite this threshold limit, the level of airborne lead expected to be present in a work area is dependent on the likelihood of producing airborne lead dust or fumes (i.e. hand scraping, sanding, welding, torch cutting, and sandblasting) and is not related to the percentage of lead within the coating. Therefore, for the purpose of this survey, paints with detectable lead concentrations should be considered to be lead containing.

The disturbance of silica containing materials (i.e. concrete, cinder block, drywall ceiling tiles, mortar and any other aggregates used throughout the visibly accessible areas of the Subject Building) should completed following procedures outlined by the MLITSD Guideline: Silica on Construction Projects, issued by the Occupational Health and Safety Branch of the Ontario MLITSD, published in September 2004 and revised in April 2011, when carrying out work that will create airborne silica dust.

The disposal of common mercury wastes (i.e. thermostats or fluorescent light tubes) is controlled by the Ontario Ministry of the Environment, Conservation, and Parks (MECP) Regulation, O. Reg. 347, R.R.O. 1990 (as amended by O. Reg. 334/13).

3.2 Other Hazardous Materials

Procedures for the remediation of mould are outlined by the Environmental Abatement Council of Canada (EACC) *"Mould Abatement Guidelines"* Edition 3, (2015) and the Canadian Construction Association's (CCA) *"Mould Guidelines for the Canadian Construction Industry,"* dated 2018.

Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 (as amended by O. Reg. 232/11). In addition, other procedures outlined by the federal regulation SOR/2008-273, as amended, made under the Canadian Environmental Protection Act (CEPA) should be followed.

Removal, discharge and disposal of refrigerants that contain ODSs and other halocarbons are controlled by O. Reg. 463/10 made under the Ontario Environmental Protection Act, R.S.O. 1990, as amended.

UFFI has been prohibited from advertising, sale or importation into Canada under item 34 Part I of Schedule I to the Hazardous Products Act since December 1980 but may be found as an insulation material in walls and ceiling spaces of buildings constructed prior to this time.

4.0 METHODOLOGY

4.1 Site Visit

The Subject Building was examined to verify the location, quantity and condition of designated substances and other hazardous materials previously identified. S2S was reliant on PVNCCDSB to provide access to locked or limited-access areas of the Subject Building on the date of the site visit. All areas of the Subject Building with previously identified designated substances or hazardous materials were accessible at the time of the Annual Inspection with the exception of Classroom 130 due to the ongoing Daycare and the Rooftop due to access restrictions.

Additional information was obtained through review of design drawings, system schematic drawings and discussions about the building history with maintenance and custodial staff, where available.

The presence or absence of the following designated substances or hazardous materials: acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, mercury, silica, vinyl chloride, PCBs, ODSs and UFFI was inferred based on the historical building usage (reportedly a purpose-built School) and site observations. Further, no confirmatory sampling for these designated substances or hazardous materials and mould growth (if observed) was conducted.

If performed to supplement previous survey findings, representative samples of suspect ACMs or suspect lead containing paints were identified based on determining the age and renovation time periods of the Subject Building and associated components. In general, samples of suspect ACMs were collected from selected building materials in quantities corresponding to the requirements stipulated in O. Reg. 278/05, which states a minimum number of samples are to be obtained and analyzed (3, 5, or 7 depending on quantity, application and friability) from each area of homogeneous material for the material to be considered non-asbestos containing. If performed, suspect samples of lead containing paint were collected from representative areas of distinctive painted walls and interior/exterior finishes if more than a very limited application was present.

4.2 ACMs Inspection Exclusions

The materials listed below are generally excluded during an assessment due to the potential for irreparable damage to the building components from sampling and due to accessibility issues. The presence of asbestos is presumed in the materials noted below:

Construction Year/Addition	Materials
1960	• Components or wiring within motors or lights; • High voltage wiring; • Mechanical packing, ropes and gaskets; • Cement rainwater leaders, exterior cladding, soffit and fascia boards on building (suspect Transite Materials); • Fire-door cores; • Vermiculite above solid ceilings, inside masonry or other wall assemblies; • Underground services or piping; • Concrete levelling compound (for floors); and • Refractory brick in boilers or incinerators.

4.3 Evaluation Criteria for Designated Substances and Hazardous Materials

The condition of identified and presumed designated substances and hazardous materials as well as the potential of disturbance was evaluated. These evaluations were based on the conclusions of published studies, existing Ontario regulations, and S2S's past experiences.

Examples of damaged ACMs include, but are not limited to delamination of sprayed material, mechanical insulation with damaged/missing insulation or jacketing, exposed under-pad on vinyl sheet flooring, or a non-friable material that has been pulverized which causes it to become friable. The precedence for remedial action is based not solely on the evaluation of condition but is also based on several other factors which include:

- Accessibility or potential for direct contact and disturbance which can cause the release of designated substances or hazardous materials into the air;

- Practicality of repair (e.g. if damage to the materials will continue even if they are repaired); and

- Efficiency of the work (e.g. if damaged ACMs are being removed in a given area, it may be most practical to remove all ACMs in the area even if they are in good condition).

For the purposes of this assessment, Good, Fair and Poor were utilized to describe the condition of the known or suspect ACMs and other designated substances or hazardous materials identified in the Subject Building.

Known ACMs are further classified into two categories based on their friability properties. Friable material is material that (a) when dry, can be crumbled, pulverized or powered by hand pressure, or (b) is crumbled, pulverized or powdered. ACMs that are friable have a much greater potential than non-friable ACMs to release airborne asbestos fibres when disturbed. Typical friable ACMs include surfacing materials (e.g. sprayed fireproofing, texture, decorative or acoustic plaster) and thermal insulations (e.g. parging cement) on mechanical systems. Asbestos-containing manufactured materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board, and asbestos textiles. Depending on the formulation, these materials may be friable or non-friable. Note that though a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. For example, lay-in acoustic ceiling tiles or plaster may release significant dust at the time of removal, and therefore are considered friable.

S2S utilizes each of the above noted hazard ratings (i.e. condition, accessibility and friability) during our site assessments to determine the risk level of exposure and assign a response action priority. Response action priorities were assigned based on the PVNCCDSB's requirements and are noted as follows:

> **Priority 1** – ACMs were observed to be in poor condition and requires removal, repair and/or encapsulation of the materials and/or resulting debris. The action should be completed as soon as possible.
>
> **Priority 2** – ACMs that require minor work which, due to the nature and/or accessibility of the material, can be scheduled for completion over periods such as the winter or summer break, when staff and students are not present, provided that the work is completed within a reasonable time frame. Appropriate measures should be taken to ensure that the materials are not further disturbed prior to the work commencing. Continue with routine inspection of the ACMs to monitor the condition as per the Asbestos Management Program.
>
> **Priority 3** – ACMs were observed to be in good condition and no work is currently required. Continue with routine inspection of the ACMs to monitor the condition, as per the Asbestos Management Program. In the event of a building alteration which could impact the materials, it will be necessary to remove the ACMs, regardless of condition, that is likely to be disturbed by renovation, demolition or maintenance work.

S2S utilizes this response action priority rating protocol to evaluate ACMs present within a building that may require repair or removal procedures. The information obtained from site assessments is utilized to draft detailed specifications on the procedures to remove and or repair the ACMs (if required).

A summary of asbestos containing materials identified within the Subject Building is included in Appendix A. Site plan showing the previous asbestos and lead bulk sampling locations is included in Appendix B. Selected photographs showing confirmed designated substances or hazardous materials are included in Appendix C. Previous WSP bulk asbestos and lead sampling locations, results, and associated drawings are included in Appendix .

5.0 FINDINGS

Designated Substances and hazardous materials identified through record review and by visual observation during the Annual Inspection are outlined below:

Table 1: Designated Substances and Hazardous Materials Identified

Hazardous Material	Findings
Asbestos	The previously identified presumed ACMs observed during the site visit were similar in quantity and condition when compared to the most recent previous report (listed in Section 2.2) with the exception of the following: • Black caulking identified to contain **4% Chrysotile** asbestos (S2S, 2024) was observed to be in good condition within Library 112; • Beige caulking identified to contain **3% Chrysotile** asbestos (S2S, 2024) was observed to be in good condition within Library 112; • Dark beige caulking identified to contain **2% Chrysotile** asbestos (S2S, 2024) was observed to be in good condition within Library 112; Although not observed during the inspection, additional ACMs may be present in visually inaccessible areas of the Subject Building. Refer to Appendix A for the S2S Annual ACMs Inspection Summary Table and Appendix D for the previous asbestos bulk sample locations and results.
Lead	The previously identified lead containing paints observed during the site visit were similar in quantity and condition when compared to the previous report (listed in Section 2.2) with the exception of approximately 6 ft^2 of pink paint observed to be in poor condition observed within the Boy's Changeroom 138. Paints with similar texture and appearance that are present in other areas of the Subject Building should be presumed to contain similar concentrations of lead. Refer to Appendix D for the previous lead paint bulk sampling locations and results.
	Lead may also be present in paints not sampled, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots). Where present within the Subject Building, they are presumed to be lead-containing.
Mercury	Mercury in the form of vapour may be present within fluorescent light tubes observed throughout the Subject Building. Liquid mercury is also suspected to be present within the wall mounted thermometers observed within the Subject Building. At the

Hazardous Material	Findings
	time of the Annual Inspection site visit, all visually observed fluorescent light tubes and wall mounted thermometers were noted to be intact.
Silica	Suspect crystalline silica-containing materials were observed throughout the Subject Building to be in good condition and include the following: ceiling tiles, drywall walls/ceilings, and concrete in block and brick wall finishes.
PCBs	Fluorescent light ballasts were observed within the Subject Building; however individual ballasts were not investigated during the Annual Inspection. In general, the majority of the ballasts are not suspected to contain PCBs based on the presence of T8 bulbs (indicating new non-PCB containing ballasts). However, at the time of removal and decommissioning, all ballasts in fixtures should be investigated for PCB content through review of manufacturer labels.
ODSs	ODSs and halocarbons may be present within components of older air conditioning and refrigeration equipment (pre-1995) and fire extinguishers if present throughout the Subject Building.
Suspect Mould	Evidence of visual suspect mould growth was observed on approximately 1 ft^2 of the ceiling tiles within Corridor 159A. Additionally, apparent water-staining was observed and is approximately quantified below: • 1 ft^2 of water stained lay-in acoustic tile in Special Education 123; • 10 ft^2 of water stained lay-in acoustic tiles in Girls Washroom 122; • 1 ft^2 of water stained lay-in acoustic tile in Classroom 129; • 20 ft^2 of water stained lay-in acoustic tiles in Boys Washroom 121; • 2 ft^2 of water stained lay-in acoustic tiles in Corridor 126; • 1 ft^2 of water stained lay-in acoustic tile in Washroom 116; • 4 ft^2 of water stained lay-in acoustic tiles in Boys Changeroom 138; • 1 ft^2 of water stained lay-in acoustic tile in Storage 139; and • 1 ft^2 of water stained lay-in-acoustic tile in Kitchen 144. At the time of the site visit, the sources of the suspect mould growth and apparent water staining noted above could not be identified.
Other Designated Substances or	No other designated substances or hazardous materials were observed or are suspected to be present within the Subject Building.

Hazardous Material	Findings
Hazardous Materials	

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the Annual Inspection, S2S concluded the following:

1) Based on visual observations during the Annual Inspection, the previously identified ACMs observed were similar in quantity and condition when compared to the previous reports (listed in Section 2.2) with the exception of the black caulking, beige caulking, and dark beige caulking newly identified to be present within Library 112 (S2S, 2024). Although not observed during the inspection, additional ACMs may be present in visually inaccessible areas of the Subject Building.

   Based on the completion of the Annual Inspection of ACMs and the findings presented herein, the presumed ACMs identified in the Subject Building are currently in compliance with the requirements of O. Reg. 278/05. Any disturbance or removal of confirmed/presumed ACMs should be conducted following procedures outlined in O. Reg. 278/05.

2) Based on visual observations during the Annual Inspection, the previously identified lead containing paints observed were similar in quantity and condition when compared to the previous report (listed in Section 2.2) with the exception of approximately 6 ft^2 of pink paint on concrete block walls observed to be in poor condition within the Boy's Changeroom 138. It is recommended that paints in fair to poor condition (i.e. and the light green paint on doors in Room 119 & pink paint on concrete block walls in Room 138) be stabilized according to applicable abatement procedures. Paints with similar texture and appearance that are present in other areas of the Subject Building should be presumed to contain similar concentrations of lead. Refer to Appendix B for the previous lead paint bulk sampling locations and results.

   Lead may also be present in electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, batteries, and cast-iron piping gaskets (i.e., bell & spigots) and paints not sampled. Where present within the Subject Building, S2S presumes that they are lead-containing.

   Appropriate worker protection (i.e. respiratory protection), as outlined in "Guideline: Lead on Construction Projects", published in September 2004 and revised in April 2011 by the Occupational Health and Safety branch of the Ontario MLITSD, should be employed when conducting demolition or renovation work that will create lead dust.

3) Mercury in the form of vapour may be present within the fluorescent light tubes observed

throughout the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes, where accessible, were noted to be intact. Liquid mercury is also suspected to be present within thermometers observed within the Subject Building. It is recommended that disposal of out-of-service fluorescent light tubes, or any other mercury containing materials or equipment be completed in accordance with O. Reg. 490/09 and O. Reg. 347.

4) Suspect silica-containing materials were observed throughout the Subject Building. Free crystalline silica has been linked to respiratory illnesses when inhalation of silica dust occurs. At the time of the site visit, suspect silica containing materials were observed to be in good condition. Conditions for silica to become airborne (i.e. due to extensive damage or crushing/grinding of building materials) during regular activities within the Subject Building were not observed. Suspect silica containing materials are to be managed in place or removed following appropriate dust control measures and worker precautions (i.e. respiratory protection), as outlined in the Ontario MLITSD "Guideline – Silica on Construction Projects", April 2011, when conducting demolition or renovation work that will create silica dust.

5) When suspect PCB containing fluorescent light fixtures, High Intensity Discharge (HID) lamps or electrical transformers are taken out of service, the ballasts or equipment should be examined to verify for the presence of PCBs. This can be performed by comparing the manufacturers date code stamped on the ballast to information presented in the document "Identification of Lamp Ballasts Containing PCBs" published by Environment Canada. Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 and the federal regulation SOR/2008-273 made under CEPA.

6) When suspected ODSs and halocarbon-containing equipment is removed from service, the refrigerants must be captured and reclaimed prior to disposal by a licenced refrigeration technician as outlined by O. Reg. 463/10.

7) Evidence of visual suspect mould growth and apparent water-staining/damage was identified on building finishes within the Subject Building and are detailed in Table 2. S2S recommends that apparent water-stained acoustic ceiling tiles be removed by trained maintenance staff and that the sources of all apparent water staining be investigated and repaired to prevent the development of mould growth. S2S also recommends that the visual suspect mould growth be removed following Level 1 mould abatement procedures in accordance with the EACC (2015) and CCA (2018) guidelines.

It is recommended that the appropriate precautions and/or worker protection be used when dealing with any of the identified/presumed designated substances and other hazardous materials.

7.0 CLOSURE

This report has been prepared for the sole benefit of Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB). S2S Environmental Inc. (S2S)

understands that this report may be provided to and relied upon by contractors as background information on the location and condition of designated substances within the specified areas. Any other person or entity without the express written consent of S2S and PVNCCDSB may not rely upon the report. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.
The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed.

S2S has not evaluated health risks associated with building occupant exposure to hazardous materials (i.e. designated substances, mould) which may be identified in this report. Evaluation of health risks on an individual should only be made by a licensed medical practitioner who has knowledge of the individual's medical history.

Mould is a naturally occurring organism and regardless of the findings of an assessment or effectiveness of a remediation, it could occur/reoccur when conditions are favourable. Therefore, buildings and surfaces should be maintained to prevent conditions that are favourable for mould growth. The scope of services did not include a detailed evaluation of the thermal and moisture characteristics of the exterior wall assembly, or a detailed building envelope investigation to assess all potential cause of the water infiltration that created an environment favourable to mould proliferation.

All standards, regulations and guidelines referenced in this report are subject to change with time and may no longer be applicable at a later date.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus PVNCCDSB should review such issues with appropriate legal counsel. The designated substance locations and conclusions provided are based on information obtained from visual inspection and limited sampling carried out, at the specific test locations, and information obtained from building management personnel. The results can only be extrapolated to an undefined area around the test locations. It is possible that additional, concealed designated substances may become evident during demolition/renovation activities.

The quantities provided in this report are order-of-magnitude values and are not considered exact quantities. Contractors are not to use these quantities for providing quotations and will need to inspect the areas to verify the quantity of materials and site conditions that may affect the cost of any abatement work (if required).

We trust that the above meets your current requirements. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

S2S ENVIRONMENTAL INC.

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APPENDIX A

S2S ANNUAL ACMs INSPECTION SUMMARY TABLE

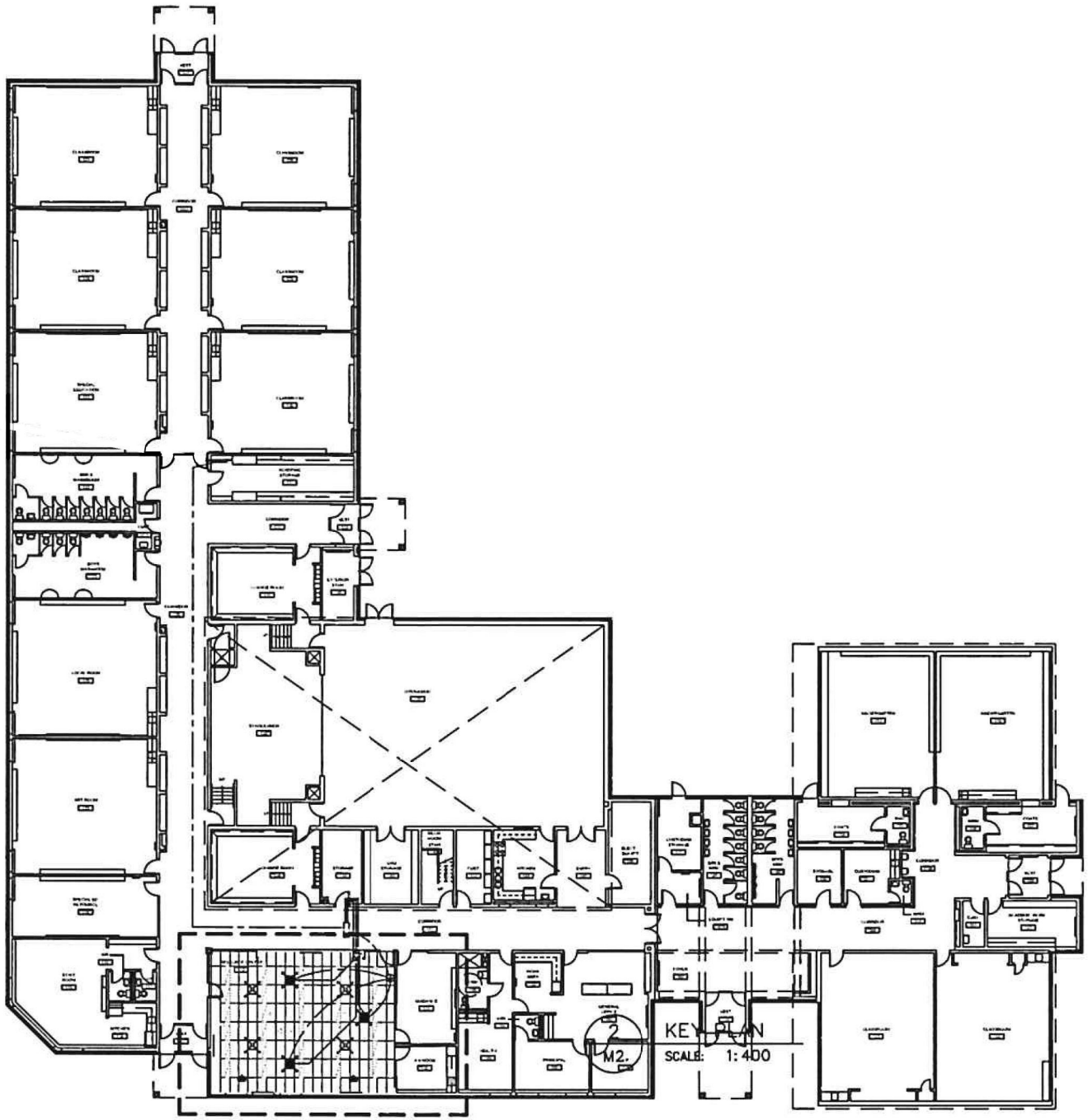
S2S Annual ACMs Inspection Summary Table
St. Joseph Catholic Elementary School (#127) – 919 D'Arcy Street, Cobourg, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
Rooftop	Built-Up Roofing System (Tar, Felt, Asphalt)	N/A	Approx. 28,031 ft	Non-friable	Presumed	N/A	Priority 3	Not visually inspected during 2024 Annual Inspection due to limited access.
Throughout	Caulking, Doors, Windows and Roofs	N/A	Unknown	Non-friable	Presumed	Good	Priority 3	Manage in Place.
Library 112	Black Caulking on interior facing windowsills	N/A	180 ln.ft.	Non-friable	4% Chrysotile	Good	Priority 3	Manage in Place. Materials with the same visual texture and appearance identified in other areas of the School should be presumed to contain asbestos.
Library 112	Beige Caulking on windowsills and exterior facing windows	N/A	150 ln.ft.	Non-friable	3% Chrysotile	Good	Priority 3	
Library 112	Dark beige Caulking on exterior facing windowsills	N/A	25 ln.ft.	Non-friable	2% Chrysotile	Good	Priority 3	
Boiler Room 141	Vibration Dampener	N/A	4	Non-Friable	Presumed	Good	Priority 3	Manage in Place.

Consultant Signature: _____ Date: July 12, 2024

APPENDIX B

SITE DRAWING



S2S Environmental Inc.

LEGEND:

ASBESTOS CONTAINING MATERIALS:

ALTHOUGH NOT SHOWN ON THE DRAWING, BLACK, BEIGE AND DARK BEIGE CAULKING OBSERVED ON WINDOWS AND DOORS WITHIN LIBRARY 112 AND VIBRATION DAMPENERS WITHIN BOILER ROOM 141 ARE IDENTIFIED TO BE ASBESTOS CONTAINING.
IN ADDITION, BUILT-UP ROOFING SYSTEMS (TAR, FELT AND ASPHALT) AND CAULKING THROUGHOUT THE SUBJECT BUILDING ARE PRESUMED TO BE ASBESTOS CONTAINING.

NOTE:

ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING.
REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR. PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION

BASE DRAWING PROVIDED BY CLIENT.

ANNUAL ASBESTOS CONTAINING MATERIALS INSPECTION

SITE LOCATION:
919 DARCY STREET NORTH
COBOURG, ONTARIO

FLOOR/AREA:
ST. JOSEPH'S CES. -
FLOOR PLAN

DATE:	PROJECT #:
AUG 19, 2024	11922.24
DRAWN BY: MA	**DRAWING #:** 1
SCALE: NOT TO SCALE	

APPENDIX C

SELECTED PHOTOGRAPHS

Photo 1: View of presumed asbestos containing vibration dampers (see arrow) observed to be in good condition within Boiler Room 141.

Photo 2: View of the visual suspected mould growth (see arrow) observed on lay-in acoustic ceiling tiles within Corridor 159A.

Photo 3: View of the apparent water stains (see arrows) observed on six lay-in acoustic ceiling tiles within the Boy's Changeroom 138.

Photo 4: View of the lead containing light green paint (see arrows) observed to be in fair condition on the door of Art Room 119.

APPENDIX D

PREVIOUS WSP BULK ASBESTOS AND LEAD SAMPLING LOCATIONS AND RESULTS

Note: The information below including the drawing has been extracted from Appendix B of the WSP report titled "Asbestos & Designated Substance Survey - #121 St. Joseph Catholic School –919 D'Arcy St, Cobourg, ON" report dated September, 2016".

PREVIOUS ASBESTOS BULK SAMPLE LOCATIONS AND RESULTS
St. Joseph's Elementary School,
919 D'Arcy Street, Cobourg, Ontario

Floor Level	Sample Number	Material Code	Functional Space	Description	List Sample Numbers For:			No. of Samples Analyzed
				(Flooring-Including a description of all flooring layers from top to bottom including non-ACM layers)	Positive Samples	Negative Samples	Not Analyzed	
1	121-1	VCT-1	Classrooms throughout, gymnasium	Vinyl Floor Tile - 12"x12", green/blue w/ light and dark flecks		121-1A to G		7
1	121-1 (layer)	FTM	Classrooms throughout, gymnasium	Yellow floor tile mastic		121-1A to G		7
1	121-2	VCT-2	Kindergarten 153, guidance office	Vinyl Floor Tile - 12"x12", grey w/ light and dark flecks		121-2A to C		3
1	121-2 (layer)	FTM	Kindergarten 153, guidance office	Black floor tile mastic		121-2A		1
1	121-3	VCT-3	Classroom 156	Vinyl Floor Tile - 12"x12", grey/blue w/ light and dark flecks		121-3A to C		3
1	121-3 (layer)	FTM	Classroom 156	Yellow floor tile mastic		121-3A to C		3
1	121-4	VCT-4	Classrooms 162, 163	Vinyl Floor Tile - 12"x12", beige w/ faint flecks		121-4A to C		3
1	121-4 (layer)	FTM	Classrooms 162, 163	Off-White floor tile mastic		121-4A		1
1	121-5	CP-1	Kindergarten 153, CR 156 (above drop-ceiling)	Ceiling Panel - 1'x1', white w/ small pinholes		121-5A to C		3
1	121-6	CP-2	Classrooms 162, 163	Ceiling Panel - 1'x1', white w/ large pinholes		121-6A to C		3
1	121-7	CTA	Classrooms (above drop-ceiling)	Ceiling tile adhesive, brown		121-7A to C		3
1	121-8	CP-3	Classrooms, corridors throughout	Ceiling Panel - 2'x2', 2'x4', white w/ small pinholes and texture		121-8A to E		5
1	121-9	WJC-1	Custodian storage 147	Wall joint compound on ceiling, white, textured		121-9A to C		3
1	121-9 (layer)	WSP	Custodian storage 147	Off-White Plaster		121-9C		1
1	CMOR-01	CMOR	Library 112, Guidance Room 111, A/V Room 110, Storage Room 139, Mechanical Room 141	Concrete block mortar		CMOR-01a to c		3

Note: The information below including the drawing has been extracted from Appendix B of the WSP report titled "Asbestos & Designated Substance Survey - #121 St. Joseph Catholic School –919 D'Arcy St, Cobourg, ON" report dated September, 2016".

1	DJC-01	DJC	Storage Room 139, above acoustic ceiling tiles	Drywall joint compound		DJC-01a to c		3
1	CLK-01	CLK	Library 112, interior facing windositlls	Black windowsill caulking	CLK-01a		CLK-01b, c	1
1	CLK-02	CLK	Library 112, exterior facing windows	Beige windowsill caulking	CLK-02a		CLK-02b, c	1
1	CLK-03	CLK	Library 112, exterior facing windowsills	Dark Beige windowsill caulking	CLK-03a		CLK-03b, c	1
Roof	CLK-04	CLK	Roof area above Library 112	Brown roof caulking		CLK-04a to c		3
Exterior	121-10	ECB	Exterior soffits	Cement panel, grey		121-10A to C		3

The information below related to Sample Number, location, description and concentration including the drawing have been extracted from Appendix B of the WSP report titled "Asbestos & Designated Substance Survey - #121 St. Joseph Catholic School –919 D'Arcy St, Cobourg, ON" report dated September, 2016". Only the condition and comments columns have been updated by S2S to reflect observations from the current Annual Inspection, where applicable.

PREVIOUS LEAD PAINT BULK SAMPLE LOCATIONS AND RESULTS
St. Joseph's Elementary School,
919 D'Arcy Street, Cobourg, Ontario

Floor Level	Sample Number	Functional Space	Description	Lead Content by Weight (%)*	Condition	Comments
1	**121-L1**	**Radiators, shelves, walls**	**Pink paint**	**0.13**	**Poor**	**Lead-containing paint. Observed to be in poor condition on concrete block walls in Room 138. Recommended that paint be abated or stabilized with the application of a new paint over top.**
1	**121-L2**	**Doors**	**Light green paint**	**0.083**	**Good/Fair**	**Lead-containing paint. Observed to be in fair condition on door in Room 119. Recommended that paint be abated or stabilized with the application of a new paint over top.**
1	121-L3	Frames	Dark green paint	<0.0072*		
1	**121-L4**	**Mechanical room floor**	**Grey paint**	**0.032**	**Good**	**Lead-containing paint.**
1	121-L5	Walls/Pipes throughout	Beige paint	<0.0096*		
Exterior	121-L6	Exterior Doors	Brown paint	<0.0077*		
Exterior	121-L7	Exterior Siding	Grey paint	<0.0094*		
Exterior	**121-L8**	**Structural Beams**	**White paint**	**0.93**	**Good**	**Lead containing paint.**

Note: *Sample identified to be below the detection limit of the laboratory and therefore considered to be a non-lead containing