



# **Asbestos Assessment**

Immaculate Conception  
470 Kitty Murray Lane, Ancaster,  
ON, L9K 0C3

Prepared for:

**Hamilton-Wentworth Catholic  
District School Board**

90 Mulberry Street  
Hamilton, Ontario, L8N 3R9

August 31, 2023

Pinchin File: 320582.004



**Asbestos Assessment**

Immaculate Conception, 470 Kitty Murray Lane, Ancaster, ON, L9K 0C3  
Hamilton-Wentworth Catholic District School Board

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## **EXECUTIVE SUMMARY**

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials assessment of Immaculate Conception located at 470 Kitty Murray Lane, Ancaster, ON, L9K 0C3.

The objectives of the assessment were to document the locations of asbestos building materials, evaluate their condition and develop corrective action plans as required for the purposes of long-term management. The results of this assessment are not intended for construction, renovation, demolition, or project tendering purposes.

## **SUMMARY OF RECOMMENDATIONS**

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations:

1. Perform a pre-construction assessment prior to alteration, demolition or maintenance work.
2. Sample any presumed asbestos-containing materials (ACM) prior to alteration or maintenance work if presumed ACM may be disturbed by the work.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*



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## 1.0 INTRODUCTION AND SCOPE

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials assessment of Immaculate Conception located at 470 Kitty Murray Lane, Ancaster, ON, L9K 0C3.

Pinchin performed the assessment on July 7, 2023.

The objectives of the assessment were to document the locations of asbestos building materials, evaluate their condition and develop corrective action plans as required. This assessment is only to be used for the purposes of long-term management and routine maintenance. The results of this assessment are not to be used for construction, renovation, demolition, or project tendering purposes.

### 1.1 Scope of Assessment

The assessment was performed to establish the location and type of asbestos building materials incorporated in the structure(s) and its finishes. The **assessed area** consisted of all parts of the building, excluding the roof.

## 2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment (rooms, corridors, service areas, exterior, etc.) to identify asbestos-containing building materials as defined in the scope.

The assessment was limited to non-intrusive testing. Concealed spaces such as those above solid ceilings and within shafts and pipe chases were accessed via existing access panels only. Demolition of walls, solid ceilings, structural items, interior finishes or exterior building finishes, to determine the presence of concealed materials was not conducted.

For further details on the methodology including test methods, refer to Appendix III.

## 3.0 BACKGROUND INFORMATION

### 3.1 Building Year of Construction and Additions

Item	Details
Year of Construction	2011

### 3.2 Existing Reports

Pinchin previously prepared the following report, which has been reviewed as part of this assessment:

- Asbestos Assessment Report, Immaculate Conception, February 2023, Pinchin File No. 320582.001.



### **3.3 Inaccessible Locations**

Inaccessible locations (rooms or areas), if any, are indicated in the Location List Report in Appendix IV. These locations within the assessed area were not accessible to the surveyor and are therefore not included in the report.

## **4.0 FINDINGS**

The following section summarizes the findings of the assessment. For details on locations of building materials assessed, refer to the Asbestos Material Summary Report and All Data Report in Appendix V and VI.

### **4.1 Excluded Asbestos Materials**



A number of materials which might contain asbestos were not sampled during this assessment due to limitations in scope and methodology. Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis. These materials are not shown on the drawings in Appendix I. Excluded materials presumed to contain asbestos include:



- Roofing tars and mastics
- Mechanical gaskets
- Vermiculite
- Adhesives and mastics
- Caulking and putties
- Sealants on pipe threads

### **4.2 Summary of Building Materials**

This section includes a summary of building materials that have been confirmed non-asbestos by sampling or based on the manufacture date and known end of use of asbestos in these products.

Appendix II presents the asbestos bulk sample analytical results (if present).

Material and Application	Asbestos Type	Photo
Texture finish is present on drywall.	None	
Pipes are either uninsulated or insulated with non-asbestos fibreglass or elastomeric insulation (Armaflex).	None	
Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced or canvas).	None	
Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.	None	N/A
All ceiling tiles are presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles and the age of the materials determined from the age of the building.	None	

Material and Application	Asbestos Type	Photo
<p>Asbestos in drywall joint compound was banned in Canada in 1980. The building was constructed after 1986 (1980 plus a reasonable non-compliance period based on our experience) and the drywall joint compound is assumed to contain no asbestos.</p>	<p>None</p>	
<p>Vinyl floor tiles and mastic were presumed to be non-asbestos based on historical knowledge of the date of installation.</p>	<p>None</p>	

**5.0 RECOMMENDATIONS**

**5.1 General**

Perform a detailed intrusive assessment prior to maintenance work, building renovation or demolition operations. The assessment should include destructive testing (e.g., coring and/or removal of building finishes and components), and other hazardous materials (lead, mercury, PCBs, mould, etc.) and materials not tested in this study (e.g., roofing materials, caulking, mastics).

**5.2 On-going Management and Maintenance**

The following recommendations are made regarding on-going management and maintenance work involving the asbestos materials identified.

**5.2.1 Asbestos**

Sample presumed ACM prior to alteration, demolition, or maintenance work if the presumed ACM may be disturbed by the work.





## 6.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

## 7.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.

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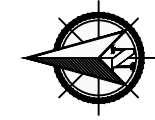
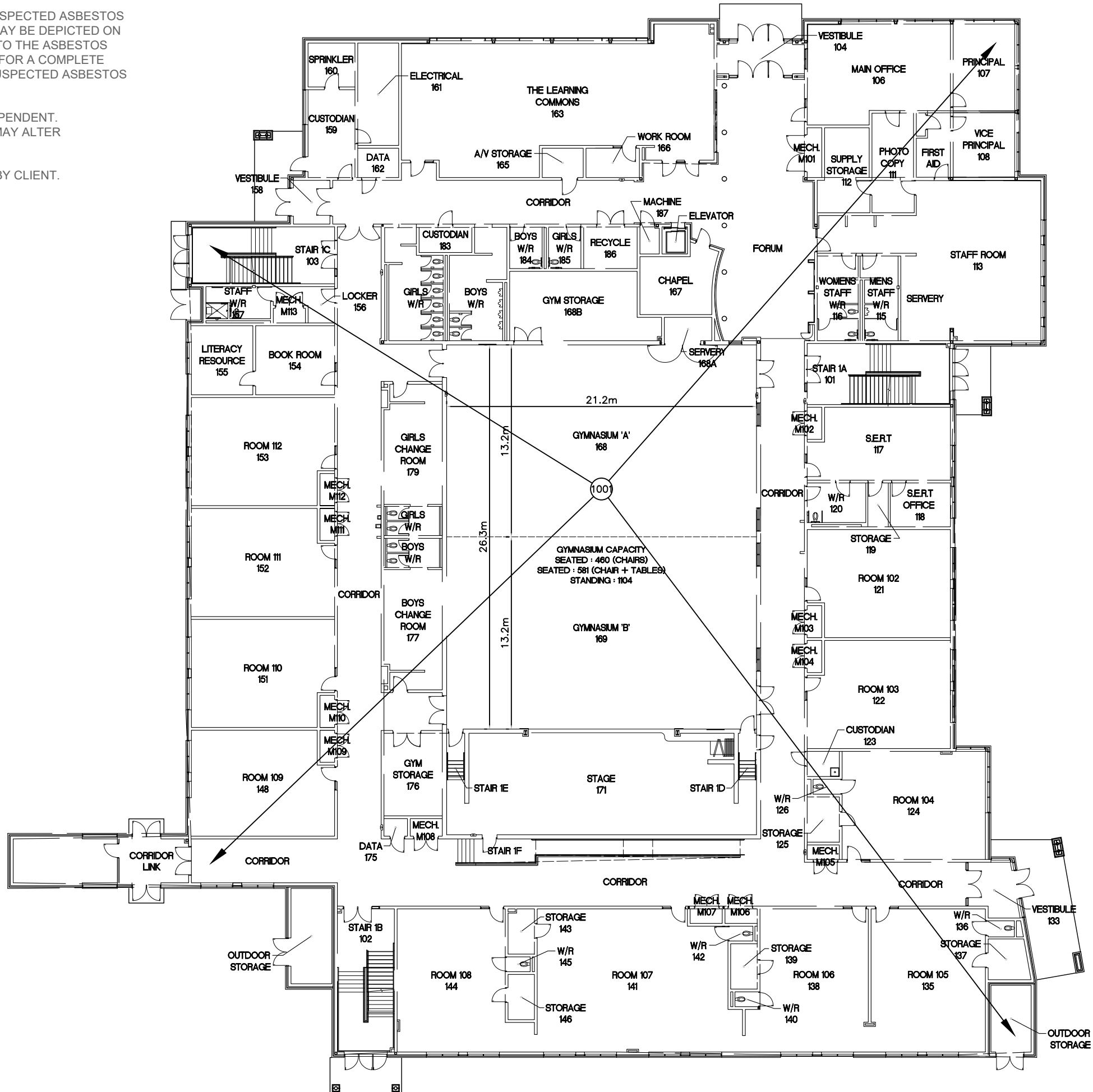
Template: Master Report for Asbestos Assessment, HAZ, July 29, 2021

**APPENDIX I**  
**Drawings**

NOT ALL KNOWN OR SUSPECTED ASBESTOS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE ASBESTOS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED ASBESTOS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.



905-577-6206 [www.pinchin.com](http://www.pinchin.com)

- LEGEND:
- (X) LOCATION NUMBER
  - (O) ASBESTOS BULK SAMPLE

CLIENT:



**Hamilton-Wentworth  
Catholic District School Board**  
*Believing, Achieving, Serving*

LOCATION:  
IMMACULATE CONCEPTION  
470 KITTY MURRAY LANE  
ANCASTER, ONTARIO

TITLE:  
ASBESTOS ASSESSMENT  
FLOOR LEVEL 1

DATE: AUGUST 2023 PROJECT #: 320582.004

DRAWN BY: DS DRAWING: 1 OF 2

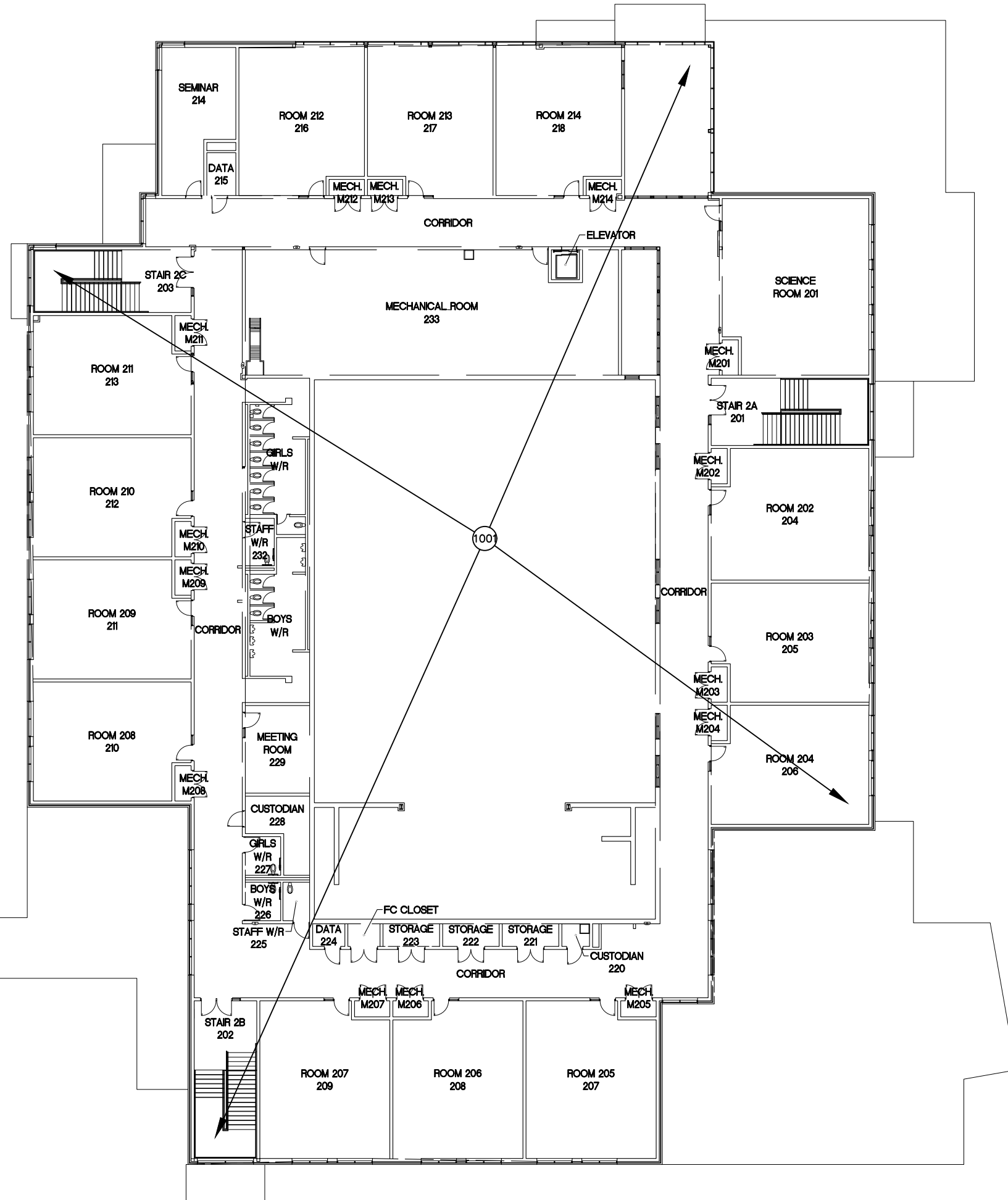
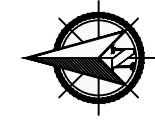
CHECKED BY: EB

SCALE: NTS

NOT ALL KNOWN OR SUSPECTED ASBESTOS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE ASBESTOS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED ASBESTOS BUILDING MATERIALS.

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LEGEND:

- (X) LOCATION NUMBER
- (◎) ASBESTOS BULK SAMPLE

CLIENT:



Hamilton-Wentworth  
Catholic District School Board

*Believing, Achieving, Serving*

LOCATION:

IMMACULATE CONCEPTION  
470 KITTY MURRAY LANE  
ANCASTER, ONTARIO

TITLE:

ASBESTOS ASSESSMENT  
FLOOR LEVEL 2

DATE:

AUGUST 2023

PROJECT # :

320582.004

DRAWN BY:

DS

DRAWING:

CHECKED BY:

EB

2 OF 2

SCALE:

NTS

**APPENDIX II**  
**Asbestos Analytical Certificates**

**Asbestos bulk sampling was not performed based on the date of construction (2011)**

**APPENDIX III**  
**Methodology**

## 1.0 GENERAL

An inspection was conducted to identify the asbestos-containing materials (ACM) incorporated in the structure and its finishes as defined by the scope of work.

Information regarding the location and condition of ACM encountered and visually estimated quantities were recorded. The locations of any samples collected were recorded on small-scale plans. As-built drawings and previous reports were referenced where provided.

Sample collection (where performed) was conducted in accordance with our Standard Operating Procedures.

The inspection for asbestos included friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.

Where samples were collected, a separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as 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 homogeneous materials were determined by visual examination and available information on the phases of construction and prior renovations.

Where samples were collected, samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

Where samples were collected, the asbestos analysis was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

Where samples were collected, the analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Where samples were collected, analytical results were compared to the following criteria.





<b>Jurisdiction*</b>	<b>Friable</b>	<b>Non-Friable</b>
Ontario	0.5%	0.5%

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

**APPENDIX IV**  
**Location List**

**Client:** Hamilton-Wentworth Catholic District Sch  
**Building Name:** Immaculate Conception  
**Survey Date:** 2018-06-29  
**Building Phases:** A: 2011

**Site:** 470 Kitty Murray Lane, Ancaster, ON  
**Last Re-Assessment:** 2023-07-07

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
0	Presumed Asbestos-Containing Materials	0	0	A	Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis.
1001	Entire Building	0		A	

**APPENDIX V**  
**Summary Report / Sample Log**

Client: Hamilton-Wentworth Catholic District Sch

Site: 470 Kitty Murray Lane, Ancaster, ON

Building Name: Immaculate Conception

Survey Date: 2018-06-29

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V9500	Other     N/a   Roofing Tars And Mastics, Mechanical Gaskets, Vermiculite, Adhesives And Mastics, Caulking And Putties, Sealants On Pipe Threads	0	A	0	0	0	100	Presumed Asbestos	Yes	NF
Asbestos	V0000	Ceiling     Ceiling Tiles (lay-in)	1001	A	0	0	0	75	Non Asbestos	No	
Asbestos	V0000	Ceiling     Drywall And Joint Compound	1001	A	0	0	0	25	Non Asbestos	No	
Asbestos	V0000	Ceiling     Texture Coat	1001	A	0	300	0	0	Non Asbestos	No	
Asbestos	V0000	Duct     Fibreglass	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor     Ceramic Tiles	1001	A	0	0	0	25	Non Asbestos	No	
Asbestos	V0000	Floor     Vinyl Floor Tile And Mastic	1001	A	0	0	0	75	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment     Fibreglass	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Other   Drain   Metal	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   All   Fibreglass	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   All   Not Insulated	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure   All   Metal	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall     Drywall And Joint Compound	1001	A	0	0	0	25	Non Asbestos	No	
Asbestos	V0000	Wall     Masonry	1001	A	0	0	0	75	Non Asbestos	No	

## Legend:

Sample number		Units		
S####	Asbestos sample collected	SF	Square feet	NF Non Friable material.
L####	Paint sample collected	LF	Linear feet	F Friable material
P####	PCB sample collected	EA	Each	PF Potentially Friable material
M####	Mould sample collected	%	Percentage	
V####	Material visually similar to numbered sample collected			
V0000	Known non Hazardous Material			
V9000	Material is visually identified as Hazardous Material			
V9500	Material is presumed to be Hazardous Material			
[Loc. No.]	Abated Material			

**APPENDIX VI**  
**HMIS All Data Report**

**Client:** Hamilton-Wentworth Catholic District Sch  
**Location:** #0 : Presumed Asbestos-Containing Materials  
**Survey Date:** 2018-06-29

**Site:** Elementary  
**Floor:** 0

**Building Name:** Immaculate Conception  
**Room #:**  
**Last Re-Assessment:** 2023-07-07

**Area (sqft):** 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other		N/A, Roofing tars and mastics, Mechanical gaskets, Vermiculite, Adhesives and mastics, Caulking and putties, Sealants on pipe threads			D	N		100(7)			%	V9500	Presumed Asbestos		Presumed Asbestos	NF

Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis.

**Client:** Hamilton-Wentworth Catholic District Sch  
**Location:** #1001 : Entire Building  
**Survey Date:** 2018-06-29

**Site:** Elementary  
**Floor:**

**Building Name:** Immaculate Conception  
**Room #:**  
**Last Re-Assessment:** 2023-07-07

**Area (sqft):** 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	ALL		C	Y		75			%	V0000	Non-Asbestos		None	
Ceiling		Drywall and joint compound	ALL		C	Y		25			%	V0000	Non-Asbestos		None	
Ceiling		Texture Coat			C	Y		300			SF	V0000	Non-Asbestos		None	
Duct		Fibreglass	ALL		C	N						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic	ALL		A	Y		75			%	V0000	Non-Asbestos		None	
Floor		Ceramic Tiles	ALL		A	Y		25			%	V0000	Non-Asbestos		None	
Mechanical Equipment		Fibreglass	ALL		B	Y						V0000	Non-Asbestos		None	
Other	Drain	Metal	ALL		C	N						V0000	Non-Asbestos		None	
Piping	All	Fibreglass	ALL		C	N						V0000	Non-Asbestos		None	
Piping	All	Not Insulated	ALL		C	N						V0000	Non-Asbestos		None	
Structure	All	Metal	ALL		C	N						V0000	Non-Asbestos		None	
Wall		Drywall and joint compound	ALL		A	Y		25			%	V0000	Non-Asbestos		None	
Wall		Masonry	ALL		A	Y		75			%	V0000	Non-Asbestos		None	



## Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
V####	Material visually similar to numbered sample collected	LF	Linear feet	V	Visible
V0000	Known non-asbestos material	EA	Each	AP	Air Plenum
V9000	Visually identified as an asbestos material	%	Percentage	F	Friable material
V9500	Material is presumed to be an asbestos material			NF	Non Friable material
				PF	Potentially Friable material

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.

Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair
(7)	Management program and surveillance				