



Asbestos Reassessment

St. Teresa of Avila
171 San Remo Drive, Hamilton,
Ontario

Prepared for:

**Hamilton-Wentworth Catholic
District School Board**

90 Mulberry Street
Hamilton, Ontario, L8N 3R9

May 15, 2023

Pinchin File: 320582.001



Asbestos Reassessment

St. Teresa of Avila, 171 San Remo Drive, Hamilton, Ontario
Hamilton-Wentworth Catholic District School Board



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

Issued to: Hamilton-Wentworth Catholic District
School Board
Issued on: May 15, 2023
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EXECUTIVE SUMMARY

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials reassessment at the subject building.

The objective of the reassessment was to evaluate the condition and quantity of previously reported asbestos-containing materials (ACM) and develop corrective action plans as required for the purposes of long-term management. The results of this reassessment 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:

- Perform a reassessment of asbestos-containing materials on an annual basis.
- Perform a pre-construction assessment and remove all asbestos-containing materials (ACM) prior to alteration or maintenance work if ACM may be disturbed by the work.
- Follow appropriate safe work procedures when handling or disturbing asbestos.
- Sample any presumed 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 reassessment at St. Teresa of Avila located at 171 San Remo Drive, Hamilton, Ontario.

The reassessment was performed on February 13, 2023.

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

1.1 Scope of Assessment and Methodology

The objective of the reassessment was to evaluate the condition and quantity of previously reported asbestos-containing materials (ACM) and develop corrective action plans as required.

Pinchin conducted a review of previously identified asbestos-containing materials (ACM) to evaluate the current condition of all accessible ACMs identified in the most recent assessment.

As per the original scope of work, concealed locations such as ceiling spaces above solid ceilings, shafts and chases were accessed via existing access panels. Our investigation did not include demolition of drywall or plaster walls to view concealed conditions. Structural items or exterior building finishes were not removed to determine the presence of concealed materials.

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

2.0 BACKGROUND INFORMATION

2.1 Building Year of Construction and Additions

Item	Details
Year of Construction	1975

2.2 Existing Reports

2.2.1 Review of Previous Reports

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



- Asbestos Reassessment, St. Teresa of Avila, 171 San Remo Drive, Hamilton, Ontario, August 2022, Prepared by Pinchin Ltd., Pinchin File: 303992.004.

2.3 Inaccessible Locations

The following rooms or areas, were not accessible to the surveyor and are therefore not included in the report:

Location and Location #	Reason	Previously identified ACM not inspected
Electrical Room (Location 115)	Locked	Unknown

3.0 FINDINGS

The following section summarizes the findings of the reassessment and provides a general description of the asbestos materials identified. The previously identified ACMs were observed to be in good condition.

Previous analytical sample results have been relied upon and were included in the original asbestos assessment report completed by MTE Consultants Inc. Additional samples results where collected by Pinchin have been included in Appendix I.

3.1 Excluded Asbestos Materials

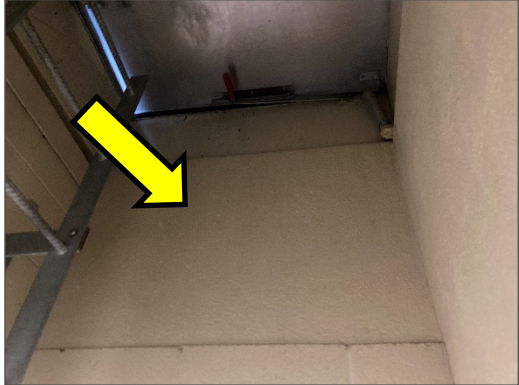
A number of materials which might contain asbestos were not sampled during this reassessment due to limitations in scope and methodology. Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis. These materials are not shown on the drawings in Appendix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



- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound
- Electrical components
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Fibre-reinforced paints and coatings
- Paper products
- Soffit and fascia boards

- Fire resistant doors
- Stucco, plaster or other cementitious parge coatings
- Vibration dampers on HVAC equipment
- Ropes and gaskets in cast-iron bell and spigot joints
- Sealants on pipe threads

3.2 Summary of Building Materials

This section includes a summary of materials that have been confirmed asbestos-containing by sample analysis, presumed asbestos-containing by visual identification, or confirmed non-asbestos by sampling or based on the manufacture date and known end of use of asbestos in these products.

Material and Application	Asbestos Type	Photo
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	
Textured plaster is present as a wall finish on the east side of the Custodian Office (Location 116) and Electrical Room (Location 117).	Chrysotile	

Material and Application	Asbestos Type	Photo
<p>All ceiling tiles were determined to be non-asbestos by sample analysis or are presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles or the age of the materials determined from the age of the building renovation.</p>	<p>None</p>	
<p>Transite pipes are present as rainwater leaders.</p>	<p>Presumed</p>	
<p>Vinyl floor tiles and mastic were determined to be non-asbestos by sample analysis or were presumed to be non-asbestos based on historical knowledge of the date of installation.</p>	<p>None Detected (tile) None Detected (mastic)</p>	
<p>Gold mastic is present as a sink undercoating.</p>	<p>Presumed</p>	



4.0 RECOMMENDATIONS

4.1 General

Perform a detailed intrusive assessment prior to building renovation or demolition operations. The assessment should include; destructive testing (i.e. coring and/or removal of building finishes and components), sampling of other hazardous materials (lead, mercury, PCBs, mould, etc.), and materials not tested in this study (i.e. excluded asbestos materials).

4.2 Remedial Work

There is no remedial work recommended.

4.3 On-going Management and Maintenance

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

4.3.1 Asbestos

Maintain the Asbestos Management Program (AMP).

Perform a reassessment of asbestos materials on an annual basis.

Remove asbestos-containing materials (ACM) prior to alteration or maintenance work if ACM may be disturbed by the work. Follow appropriate asbestos precautions for the classification of work being performed.

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

Update the asbestos inventory report upon completion of any abatement and removal of asbestos-containing materials.

5.0 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.



6.0 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.

\\PIN-HAM-FS02\job\320000s\0320582.000 HWCDSB, Various2023Projects, ASB, CONS\0320582.001
HWCDSB, Various, ReportUpdates, ASB, REASMT\Deliverables\Reassess\St. Teresa of Avila\Report\320582.001 St. Teresa of Avila ACM Reassessment Report HWCDSB
May 15 2023.docx

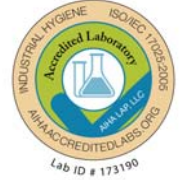
Template: Master Report for Asbestos Reassessment, HAZ, April 23, 2019

APPENDIX I
Asbestos Analytical Certificates



Bulk Asbestos Analysis

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



Customer: Pinchin Ltd.
 6-875 Main St West
 Suite 200
 Hamilton, Ontario L8S 4P9

Attn: Michael Maiorana
 Frank Rossi

Lab Order ID: 51829046
Analysis ID: 51829046_PLM
Date Received: 11/6/2018
Date Reported: 11/9/2018

Project: 230748,171 San Remo Drive, Hamilton,Hamilton-Wentworth Catholic School Board,WO #031469

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0005A - A	Texture plaster ceiling Location 119	2% Chrysotile		98% Other	White Non Fibrous Homogeneous
51829046PLM_1	textured finish				Crushed
0005A - B	Texture plaster ceiling Location 119	None Detected		100% Other	Gray Non Fibrous Homogeneous
51829046PLM_7	base				Crushed
0005B - A	Texture plaster ceiling Location 120	2% Chrysotile		98% Other	White Non Fibrous Homogeneous
51829046PLM_2	textured finish				Crushed
0005B - B	Texture plaster ceiling Location 120	None Detected		100% Other	Gray Non Fibrous Homogeneous
51829046PLM_8	base				Crushed
0005C - A	Texture plaster ceiling Location 123	2% Chrysotile		98% Other	White Non Fibrous Homogeneous
51829046PLM_3	textured finish				Crushed
0005C - B	Texture plaster ceiling Location 123	None Detected		100% Other	Gray Non Fibrous Homogeneous
51829046PLM_9	base				Crushed
0006A - A	Texture plaster ceiling Location 124	2% Chrysotile		98% Other	White Non Fibrous Homogeneous
51829046PLM_4	textured finish				Crushed
0006A - B	Texture plaster ceiling Location 124	None Detected		100% Other	Gray Non Fibrous Homogeneous
51829046PLM_10	base				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 heterogeneous 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 SAL. 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%.

Bethany Nichols (12)

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



Customer: Pinchin Ltd.
6-875 Main St West
Suite 200
Hamilton, Ontario L8S 4P9

Attn: Michael Maiorana
Frank Rossi

Lab Order ID: 51829046
Analysis ID: 51829046_PLM
Date Received: 11/6/2018
Date Reported: 11/9/2018

Project: 230748,171 San Remo Drive, Hamilton,Hamilton-Wentworth Catholic School Board,WO #031469

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0006B - A	Texture plaster ceiling Location 105	2% Chrysotile		98% Other	White Non Fibrous Homogeneous
51829046PLM_5	textured finish				Crushed
0006B - B	Texture plaster ceiling Location 105	None Detected		100% Other	Gray Non Fibrous Homogeneous
51829046PLM_11	base				Crushed
0006C - A	Texture plaster ceiling Location 107	2% Chrysotile		98% Other	White Non Fibrous Homogeneous
51829046PLM_6	textured finish				Crushed
0006C - B	Texture plaster ceiling Location 107	None Detected		100% Other	Gray Non Fibrous Homogeneous
51829046PLM_12	base				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 heterogeneous 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 SAL. 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%.


Bethany Nichols (12)

Analyst

Approved Signatory

51824046

Version 1-15-2012

Client:	Pinchin Ltd.	*Instructions: Use Column "B" for your contact info	Invoice to:
Contact:	Michael Maiorana 875 Main Street W., Unit 11 Hamilton, ON L8S 4R9		
Address:	230748, 171 San Remo Drive, Hamilton, Hamilton-Wentworth Catholic School Board, WO #031469	To See an Example Click the bottom Example Tab.	
Phone:	905-577-6206	Enter samples between "<<" and ">>"	
Fax:	905-577-6207	Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample. Only Enter your data on the first sheet "Sheet1"	Scientific Analytical Institute
Email:	frossi@pinchin.com mmaiorana@pinchin.com		Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included
Project:		in the electronic data returned to you to facilitate your reintegration of the report data.	Fax: 336.292.3313 Email: lab@sailab.com
Client Notes:			
P.O. #:	230748		
Date Submitted:	November 5, 2018		
Analysis:	PLM - Stop Positive EXCEPT Do not do any stop positive on any sample sets		
TurnAroundTime:	4days		

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
<<			
0005A		Texture plaster ceiling Location 119	
0005B		Texture plaster ceiling Location 120	
0005C		Texture plaster ceiling Location 123	
0006A		Texture plaster ceiling Location 124	
0006B		Texture plaster ceiling Location 105	
0006C		Texture plaster ceiling Location 107	
>>			

By Milley 11/6 10:30 AM

Accepted

Rejected

APPENDIX II
Location List

Client: Hamilton-Wentworth Catholic District Sch
Building Name: St. Teresa of Avila
Survey Date: 2018-07-19
Building Phases: A: 1975

Site: 171 San Remo Drive, Hamilton, ON
Last Re-Assessment: 2023-02-13

Location No.	Name or Description	Area ft ²	Floor No.	Bldg. Phase	Notes
1	Presumed ACM	0		A	Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis.
100	Front Entrance	0	1	A	
101	Office	0	1	A	
102	Principals Office	0	1	A	
103	Nurse Office	0	1	A	
104	Classroom	0	1	A	
105	Staff Room	0	1	A	renovated 2021
106	Staff Room	0	1	A	
107	Staff Washroom	0	1	A	amalgamated into location 105, 2021
108	Library	0	1	A	
109	Classroom	0	1	A	
110	Classroom	0	1	A	
111	Corridor	0	1	A	
112	Classroom	0	1	A	
113	Corridor	0	1	A	
114	Classroom	0	1	A	
115	Electrical Room	0	1	A	NO ACCESS - Exterior access, no key
116	Custodian Office	0	1	A	
117	Electrical Room	0	1	A	
118	Gymnasium	0	1	A	
119	Boys Washroom	0	1	A	
120	Storage	0	1	A	
121	Gym Storage	0	1	A	
122	Storage	0	1	A	
123	Girls Washroom	0	1	A	
124	Custodian and Washrooms	0	1	A	
125	Kindergarten	0	1	A	
126	Classroom	0	1	A	
127	Corridor	0	1	A	

APPENDIX III

Hazardous Materials Summary / Sample Log Report

Client: Hamilton-Wentworth Catholic District Sch

Site: 171 San Remo Drive, Hamilton, ON

Building Name: St. Teresa of Avila

Survey Date: 2018-07-19

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001	Ceiling Ceiling Tiles (lay-in) Ceiling Tile 2' X 4' Long Fissure Random Pinhole. - Sample #38313-100-s01.	100,101,102,103,104,106,107,108,109,110,111,112,113,114,116,117,121,122,125,126,127	A	0	0	0	100	None Detected	No	
Asbestos	S0002	Floor Vinyl Floor Tile And Mastic Vinyl Floor Tile 12"x 12" White W Grey Fleck. Mte Sample # 38313-100-s02.	104,106,109,110,112,127	A	0	0	0	100	None Detected	No	
Asbestos	S0003	Floor Vinyl Floor Tile And Mastic Vinyl Floor Tile 12"x 12" Grey Oatmeal. Sample - Agat# 16h147348.	101,102,103	A	0	0	0	100	None Detected	No	
Asbestos	S0004	Floor Vinyl Floor Tile And Mastic Mastic - Sample Agat# 16h147349	101,102,103,104,105,106,107,109,110,112,114,118,125,126,127	A	0	0	0	100	None Detected	No	
Asbestos	S0005	Wall Plaster Texture Plaster	116,117	A	0	180	0	0	Chrysotile	Yes	PF
Asbestos	V9500	Other Sink Mastic, Gold Undercoating	104,106,110,114	A	0	0	4	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Other N/a Roofing Felts And Tar, Mastics, Floor Levelling Compound, Ceramic Tile Setting Compound, Electrical Components, Mechanical Packing, Ropes And Gaskets, Vermiculite, Adhesives And Duct Mastics, Caulking And Putties, Fibre-reinforced Paints And Coatings, Paper Products, Soffit And Fascia Boards, Fire Resistant Doors, Stucco, Plaster Or Other Cementitious Parge Coatings, Vibration Dampers On Hvac Equipment, Ropes And Gaskets In Cast-iron Bell And Spigot Joints, Sealants On Pipe Threads	1	A	0	0	0	100	Presumed Asbestos	Yes	NF
Asbestos	V9500	Piping Rain Water Leader Cement Product Transit	118,121,122,123	A	0	0	0	100	Presumed Asbestos	Yes	NF
Asbestos	V0000	Ceiling Acoustic Tile Ceiling Tiles (lay-in) 24x48 Pinhole (2021 Install)	119,123,124	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling Acoustic Tile Ceiling Tiles (lay-in) 24x48 Pinhole With Fleck (2021 Install)	105	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling Ceiling Tiles (lay-in) 24x48 Pinhole With Random Fleck	120	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Floor Laminate	105	A	0	0	0	0	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 IV
All Data Report

Client: Hamilton-Wentworth Catholic District Sch
Location: #1 : Presumed ACM
Survey Date: 2018-07-19

Site: Elementary
Floor: Basement (0)

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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 felts and tar, mastics, Floor levelling compound, Ceramic tile setting compound, Electrical components, Mechanical packing, ropes and gaskets, Vermiculite, Adhesives and duct mastics, Caulking and putties, Fibre-reinforced paints and coatings, Paper products, Soffit and fascia boards, Fire resistant doors, Stucco, plaster or other cementitious parge coatings, Vibration dampers on HVAC equipment, Ropes and gaskets in cast-iron bell and spigot joints, 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: #100 : Front Entrance
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole..			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Ceramic Tiles														
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #101 : Office
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Grey Oatmeal.			A	Y		100			%	S0003	None Detected	N.D.	None	
Floor		Mastic, Mastic			A	N		100			%	S0004	None Detected	N.D.	None	
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #102 : Principals Office
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Grey Oatmeal.			A	Y		100			%	S0003	None Detected	N.D.	None	
Floor		Mastic, Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #103 : Nurse Office
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100				V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Grey Oatmeal.			A	Y		100			%	S0003	None Detected	N.D.	None	
Floor		Mastic, Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #104 : Classroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100				V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" White w Grey Fleck.			A	Y		100			%	V0002	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Floor Tile 12"x 12" Black w White Fleck.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Light Grey Oatmeal.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Mastic, Mastic.			A	Y		100			%	S0004	None Detected	N.D.	None	
Other	Sink	Mastic, Gold, undercoating			A	Y		1(7)			EA	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #105 : Staff Room
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Plaster, Textured, abated July 2020, First Response, Pinchin project no. 272113.001			A	Y		100			%	S0006B	[None]	0.5-5%	[Abated]	
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 pinhole with fleck (2021 install)			C	Y						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Beige w Black Streak.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Laminate			A	Y						V0000	Non-Asbestos		None	
Floor		Mastic, Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			A	Y		100			%	S0004	None Detected	N.D.	None	
Wall		Masonry			A	Y										

renovated 2021

Client: Hamilton-Wentworth Catholic District Sch
Location: #106 : Staff Room
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" White w Grey Fleck.			A	Y		100			%	V0002	None Detected	N.D.	None	
Floor		Mastic, Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Other	Sink	Mastic, Gold, undercoating			A	Y		1(7)			EA	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #107 : Staff Washroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Plaster, Textured, abated July 2020, First Response, Pinchin project no. 272113.001			C	Y		100			%	S0006C	[None]	0.5-5%	[Abated]	

amalgamated into location 105, 2021.

Client: Hamilton-Wentworth Catholic District Sch
Location: #108 : Library
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Carpet														
Other	Sink	Mastic, Gold, undercoating			A	Y		1			EA	V9500	[None]		[Abated]	
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #109 : Classroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" White w Grey Fleck.			A	Y		100			%	V0002	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Black w White Fleck.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Light Grey Oatmeal.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Carpet														
Floor		Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #110 : Classroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" White w Grey Fleck.			A	Y		100			%	V0002	None Detected	N.D.	None	
Floor		Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Other	Sink	Mastic, Gold, undercoating			A	Y		1(7)			EA	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #111 : Corridor
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	S0001	None Detected	N.D.	None	
Floor		Ceramic Tiles			A	Y										
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #112 : Classroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" White w Grey Fleck.			A	Y		100			%	V0002	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Black w White Fleck.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Light Grey Oatmeal.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Mastic, Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #113 : Corridor
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	S0001	None Detected	N.D.	None	
Floor		Ceramic Tiles			A	Y										
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #114 : Classroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Light Grey Oatmeal.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Other	Sink	Mastic, Gold, undercoating			A	N		1(7)			EA	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #115 : Electrical Room
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

Area (sqft): 0

ASBESTOS - NO ACCESS

System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
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Exterior access, no key

Client: Hamilton-Wentworth Catholic District Sch
Location: #116 : Custodian Office
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Concrete (poured)			A	Y										
Mechanical Equipment		Not Insulated			A	Y										
Piping		Fibreglass	Insulation		C	N										
Wall ¹		Plaster, textured			C	N		150(7)			SF	V0005	Chrysotile	0.5-5%	Confirmed Asbestos	PF
Wall		Masonry			A	Y										

1 - east wall above ceiling and at roof access

Client: Hamilton-Wentworth Catholic District Sch
Location: #117 : Electrical Room
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			A	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Concrete (poured)			A	Y										
Wall ¹		Plaster, textured			C	N		30(7)			SF	V0005	Chrysotile	0.5-5%	Confirmed Asbestos	PF
Wall		Masonry			A	Y										

1 - east wall above ceiling

Client: Hamilton-Wentworth Catholic District Sch
Location: #118 : Gymnasium
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Duct		Steel			A	Y										
Duct		Not Insulated														
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Beige w Black Streak.			A	Y		100				S0004	None Detected	N.D.	None	
Floor		Mastic			A	Y										
Piping	Rain Water Leader	Cement Product		Fibreglass	C	Y		100(7)			%	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #119 : Boys Washroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Plaster, Textured, abated July 2020, First Response, Pinchin project no. 272113.001			C	Y		100			%	S0005A	[None]	0.5-5%	[Abated]	
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 pinhole (2021 install)			C	Y						V0000	Non-Asbestos		None	
Floor		Ceramic Tiles			A	Y										
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #120 : Storage
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling ¹		Ceiling Tiles (lay-in), 24x48 pinhole with random fleck			C	Y		100			%	V0000	Non-Asbestos		None	
Ceiling		Plaster, Textured, abated December 2019, McGowan Insulations Ltd. Pinchin project no. 236789.008			C	Y		100			%	S0005B	[None]	0.5-5%	[Abated]	
Floor		Ceramic Tiles			A	Y										
Wall		Masonry			A	Y										

1 - 11/18/19

Client: Hamilton-Wentworth Catholic District Sch
Location: #121 : Gym Storage
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Concrete (poured)			A	Y										
Piping	Rain Water Leader	Cement Product		Fibreglass	C	N		100(7)			%	V9500	Presumed Asbestos		Presumed Asbestos	NF
Structure	Beam Deck Joist	Steel			C	N										
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #122 : Storage
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Concrete (poured)			A	Y										
Piping	Rain Water Leader	Cement Product		Fibreglass	C	N		100(7)			%	V9500	Presumed Asbestos		Presumed Asbestos	NF
Structure	Beam Deck Joist	Steel			C	N										
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #123 : Girls Washroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Plaster, Textured, abated July 2020, First Response, Pinchin project no. 272113.001			C	Y		100			%	S0005C	[None]	0.5-5%	[Abated]	
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 pinhole (2021 install)			C	Y						V0000	Non-Asbestos		None	
Floor		Ceramic Tiles			A	Y										
Piping	Rain Water Leader	Cement Product, Transite			C	Y		100(7)			%	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #124 : Custodian and Washrooms
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 pinhole (2021 install)			C	Y						V0000	Non-Asbestos		None	
Ceiling		Plaster, Textured, abated January 2020, McGowan Insulations Ltd. Pinchin project no. 236789.008			C	Y		100			%	S0006A	[None]	0.5-5%	[Abated]	
Floor		Ceramic Tiles			A	Y										
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #125 : Kindergarten
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Light Grey Oatmeal.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Ceramic Tiles			A	Y										
Floor		Carpet			A	Y										
Floor		Mastic, Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #126 : Classroom
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	S0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Light Grey Oatmeal.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Mastic, Mastic			A	Y		100			%	S0004	None Detected	N.D.	None	
Wall		Masonry			A	Y										

Client: Hamilton-Wentworth Catholic District Sch
Location: #127 : Corridor
Survey Date: 2018-07-19

Site: Elementary
Floor: 1

Building Name: St. Teresa of Avila
Room #:
Last Re-Assessment: 2023-02-13

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), Ceiling Tile 2' x 4' Long Fissure Random Pinhole.			C	Y		100			%	V0001	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" White w Grey Fleck.			A	Y		100			%	S0002	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, Vinyl Floor Tile 12"x 12" Black w White Fleck.			A	Y		100			%	S0004	None Detected	N.D.	None	
Floor		Mastic			A	Y										
Wall		Masonry			A	Y										

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				

APPENDIX V
Drawings



905-577-6206 www.pinchin.com

LEGEND:

(X) LOCATION NUMBER

NAR NO ACCESS TO ROOM

ASBESTOS-CONTAINING MATERIALS:

S SINK UNDERCOATING

T TRANSITE PIPE

TEXTURED PLASTER ON WALL

NOT ALL KNOWN OR SUSPECTED ASBESTOS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE ASBESTOS REASSESSMENT 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.

CLIENT:



Hamilton-Wentworth
Catholic District School Board
Believing. Achieving. Serving

LOCATION:

ST. TERESA OF AVILA
171 SAN REMO DRIVE
HAMILTON, ONTARIO

TITLE:

ASBESTOS REASSESSMENT
FLOOR LEVEL 1

DATE:

MARCH 2023

PROJECT # :

303992.004

DRAWN BY:

EB

DRAWING:

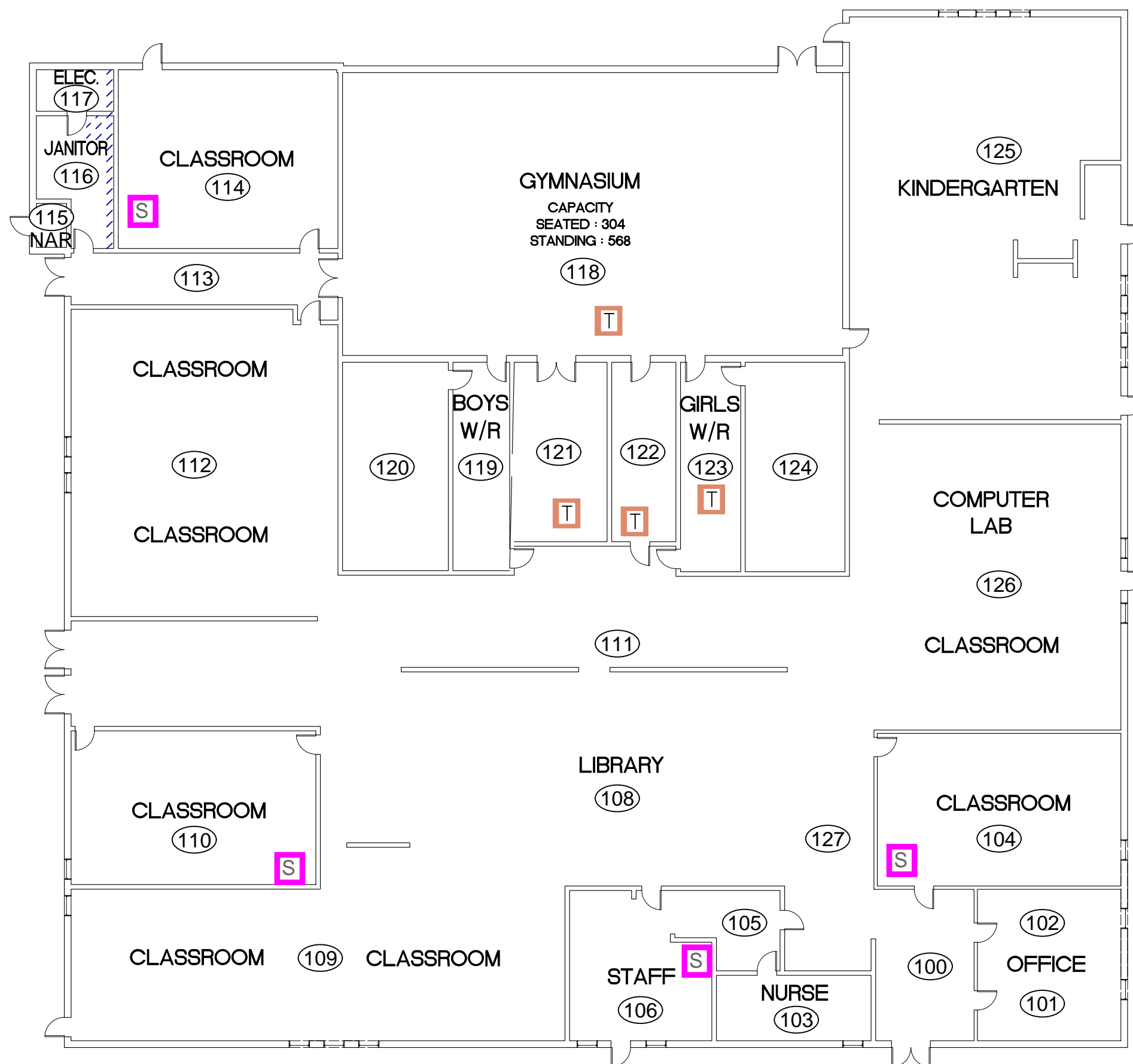
1 OF 1

CHECKED BY:

EB

SCALE:

NTS



APPENDIX VI
Methodology



1.0 GENERAL

Pinchin conducted an inspection of previously identified asbestos-containing materials (ACM) to evaluate the current condition of all accessible ACM identified in the most recent assessment.

The surveyor made reference to any existing assessment or abatement reports (as provided by the Client).

Materials listed as exclusions in the previous reports have remained as exclusions. Sampling, assessment or verification of excluded materials was not conducted.

Existing sampling data, where available, was reviewed and relied upon.

Where sampling was conducted, sample collection was conducted in accordance with our Standard Operating Procedures.

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.

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.

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.

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.

The following summarizes the criteria of asbestos definitions.



Jurisdiction	Friable	Non-Friable
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.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. The priority for remedial action is based on several factors:

- Friability (friable or non-friable).
- Condition (good, fair, poor, debris).
- Accessibility (ranking from accessible to all building users to inaccessible).
- Visibility (whether the material is obscured by other building components).
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

For a complete description of the Evaluation Criteria and Basis of Recommendations, refer to Annex A.

Template: Methodology for Asbestos Reassessment, HAZ, July 27, 2021

METHODOLOGY ANNEX A EVALUATION CRITERIA

1.0 EVALUATION CRITERIA AND BASIS OF RECOMMENDATIONS

The detailed asbestos assessment provides information regarding the location, condition, accessibility and friability of the asbestos-containing materials (ACM). In order to make recommendations for compliance with current regulations, Pinchin developed the following criteria.

2.0 EVALUATION OF CONDITION

2.1 Friable Sprayed or Trowelled Fireproofing, Thermal Insulation and Texture Finishes (Surfacing Materials)

To evaluate the condition of ACM sprayed or trowelled on fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes, the following criteria are applied:

Good	Surface of material shows no significant signs of damage, deterioration or delamination. Good condition includes unencapsulated or unpainted fireproofing or texture finishes, where no or limited delamination or damage is observed, or encapsulated fireproofing or texture finishes where the encapsulant or paint has been applied after the damage or fallout occurred.
Poor	A sprayed material that shows signs of significant damage or is significantly delaminating or deteriorating. This may be limited to surface delamination or some portion of the substrate may be exposed.

In Locations where damage exists in isolated areas, both good and poor condition may be applicable. The extent of each condition will be recorded. Fair condition is not utilized in the evaluation of ACM sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes.

The evaluation of the above products above ceilings may be limited by the number of observations and by building components such as ducts or full height walls that obstruct the above ceiling observations.

2.2 Friable Mechanical or Thermal System Insulation (TSI)

To evaluate the condition of mechanical insulation on vessels, boilers, breeching, ducts, pipes, fan units, equipment etc. the following criteria are applied:

Good	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor damage (i.e. scuffs or stains), but the jacketing is not penetrated.
Fair	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.

Poor	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired. Includes components where insulation may have been removed incompletely.
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The evaluation of mechanical insulation may be limited by the number of observations made and building components such as ducts or full height walls that obstruct observations. It is often not possible to observe each foot of mechanical insulation from all angles.

2.3 Potentially Friable Materials and Miscellaneous Friable Materials

Potentially friable ACM are products that are basically non-friable while in place but have the potential to generate friable dust upon removal or if significantly disturbed without appropriate procedures. These products may become friable if damaged. Potentially friable materials include materials such as acoustic ceiling tiles and plaster. To evaluate the condition of potentially friable materials, the following criteria are applied:

Good	No significant damage or deterioration. Still serving its intended use as a building material or finish.
Fair	Showing signs of some cracking or breakage, but is not deteriorating (e.g. cracked plaster, broken but in place ceiling tile, missing tile or section of plaster etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
Poor	Significant deterioration or breaking apart of the material. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material has deteriorated to a point it has become friable. Normally potentially friable ACM in Poor condition is not repairable and requires at least localized removal and replacement.

2.4 Non-Friable Materials

Non-friable ACM cover a wide range of products with a wide variation in their tendency to release dust or asbestos fibres to the air. Many of these materials, (particularly where the matrix is an unweathered bitumen, asphalt or tar material) do not release fibres except in very unusual circumstances or during significant disturbance (e.g. use of abrasive power tools). Others with a cementitious matrix (asbestos-cement products) can more readily release dust due to abrasion, demolition, weathering, etc. The potential for asbestos release from non-friable ACM is always lower than from friable ACM. To evaluate the condition of non-friable Materials, the following criteria are applied:

Good	No significant damage or deterioration. Still serving its intended use as a building material or finish.
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Fair	Showing signs of some cracking or breakage but is not deteriorating (e.g. cracked vinyl floor tile, missing piece of tile or transite, etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
Poor	Significant deterioration or breaking apart of the material to the point at which it cannot be repaired, and it will require at least local removal. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material may have deteriorated to a point where traffic or disturbance may cause it to become friable.

2.5 Evaluation of ACM Debris

The identification of the exact location or presence of debris on the top of ceiling tiles is limited by the number of observations made and the presence of building components such as ducts or full height walls that obstruct observations.

The presence of fallen or dislodged ACM is noted separately from the ACM source and is referred to as Debris. Debris may be friable if from a friable ACM source or a badly deteriorated non-friable ACM source. Debris may also be non-friable (such as fallen pieces of transite sheet or mastic fittings, or broken, dislodged floor tiles).

Debris	Debris may be friable or non-friable but is always identified as debris.
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2.6 Evaluation of Presumed Asbestos-Containing Material (PACM)

Presumed asbestos-containing materials (PACM), are building materials that may contain asbestos but were not sampled or analyzed due to inaccessibility or the need to perform destructive testing to obtain a reasonable sample set. Evaluation of these materials is based on the assumption that these PACM are asbestos-containing.

A list of PACM is provided in the report and they are generally not included in the detailed room by room reports. Typically, they are excluded because they are inaccessible or present in very small quantities. If PACM are evaluated, Pinchin uses the criteria that correspond with the type (and friability) of the material listed above.

3.0 EVALUATION OF ACCESSIBILITY

The accessibility of building materials known or suspected of being ACM is rated according to the following criteria:

Access (A)	Common areas of the building within reach of all building users (approximately 8' - 9' from floor or standard ceiling height). Includes other areas where occupant activities may result in disturbance of material that is not normally within reach from floor level, but may be disturbed by common activities (e.g. gymnasiums, workshops)
Access (B)	Areas of the building accessed primarily by Maintenance/Caretaking/Janitorial Staff and within reach without use of a ladder. Includes areas within reach in Boiler Rooms, Electrical Rooms, Janitors Closets, Elevator Rooms, Mechanical Rooms, etc. Includes materials within reach from fixed ladders or catwalks, mezzanines, and accessible pipe chases.
Access (C) and Visible	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Only includes ACM that are visible to view without the removal or opening of other building components such as ceiling tiles or service access panels. Visible column on HMIS sheets will say YES.
Access (C) and not Visible	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Includes ACM that are not visible to view and require the removal of a building component to see, such as ceilings tiles or access panels to view and access. Includes rarely entered crawl spaces, attic spaces, etc. Observations will be limited to the extent visible from the access points. Visible column on HMIS sheets will say NO.
Access (D)	Areas of the building behind inaccessible solid ceiling systems, walls or equipment etc. where demolition of the ceiling, wall or equipment etc. is required to reach the ACM. Material inaccessible due to height or location or is only accessed under unusual situations. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine materials in Access D.

4.0 ACTION MATRIX AND DEFINITIONS

Pinchin's evaluation of the viability of a specific asbestos control option is based on the consideration of the friability, condition, accessibility and visibility of a material. The logic used is that damaged ACM located in an area frequently accessed by all building occupants is of a higher priority than damaged ACM located in an infrequently accessed service area. The action matrix considers the potential for fibre release (primarily from friable ACM) and the possible concerns from regulatory bodies and many building occupants to all damaged ACM (including non-friable).

In any building with asbestos, many current regulations require an Asbestos Management Program be implemented. Depending on the condition and the accessibility, more active measures such as repair or removal may be recommended. The following matrix provides guidance for recommended Actions in the absence of renovation or demolition. In the event of construction or maintenance activity which will disturb ACM more aggressive control or removal will be required.

4.1 Action Matrix

The following tables outline the action decisions based on the relationship of assessed factors. Table I applies to friable ACM. Table II applies to non-friable ACM.

Table I Decision Matrix for Friable ACM

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 5 ¹	Action 5 ²	Action 3	Action 1
(B)	Action 7	Action 6 ³	Action 3	Action 1
(C) Visible	Action 7	Action 6	Action 3	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

Table II Decision Matrix for Potentially Friable and Non-Friable ACM

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 7	Action 7 ⁴	Action 3	Action 1
(B)	Action 7	Action 7	Action 3	Action 1
(C) Visible	Action 7	Action 7	Action 4	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

4.2 Action Definitions

The following are the definitions in the Action Matrix Table presented above:

Action Definitions	
Action 1	Clean-Up of ACM Debris Restrict access that is likely to cause a disturbance of the ACM Debris and clean up ACM Debris. Utilize appropriate asbestos precautions.

¹ If friable ACM in access (A)/Good condition is not proactively removed Action 7 (Manage) is recommended.

² If friable ACM in access (A)/Fair condition is not proactively removed repair is recommended.

³ If friable ACM in access (B)/Fair condition is likely to be disturbed after repair proactive removal is recommended.

⁴ Action 7 is recommended for all non-friable ACM in Fair condition however some clients may wish to repair or take some action primarily for cosmetic reasons



Action Definitions

Action 2	<p>Precautions for Access Which may Disturb ACM Debris</p> <p>Use appropriate means to isolate the debris or to limit entry to the area which may disturb the material. At locations where ACM Debris can remain in place in lieu of removal or clean-up (e.g. Debris on top of ceiling tiles or behind lockable door), Utilize appropriate asbestos precautions to enter the area if this will disturb debris. The precautions will be required until the ACM Debris has been cleaned up.</p>
Action 3	<p>ACM Removal</p> <p>Remove ACM. Utilize asbestos procedures appropriate to the scope of the removal work. Until it is removed, restrict access to the material so it is not disturbed.</p>
Action 4	<p>Precautions for Work Which may Disturb ACM in Poor Condition. Utilize appropriate asbestos precautions if ACM may be disturbed by work on or near ACM. This does not require restricting access to the area, only control of work which may contact or disturb the ACM. Removal is the only viable option if work will disturb ACM.</p>
Action 5	<p>Proactive ACM Removal</p> <p>Remove friable ACM where the presence of friable asbestos in Good condition is not desirable. If friable ACM in Fair condition is not removed, then Repair friable ACM.</p>
Action 6	<p>ACM Repair</p> <p>Repair friable ACM in Fair condition which is not likely to be damaged again or disturbed by normal use of the area or room. Pinchin recommends proactive removal if friable ACM is likely to be damaged or disturbed during normal use of the area or room</p>
Action 7	<p>Asbestos Management Program with Routine Surveillance Implement an Asbestos Management Program, including routine surveillance of ACM. Reassess materials regularly (typically once per year).</p>

Master Template: Methodology Annex A to Appendix I Evaluation Criteria, HAZ, January 10, 2020