



Asbestos Assessment

St. Thomas More
1045 Upper Paradise Rd, Hamilton,
ON, L9B 2N4

Prepared for:

**Hamilton-Wentworth Catholic
District School Board**

90 Mulberry Street
Hamilton, Ontario, L8N 3R9

August 31, 2023

Pinchin File: 320582.004



Asbestos Assessment

St. Thomas More, 1045 Upper Paradise Rd, Hamilton, ON, L9B 2N4
Hamilton-Wentworth Catholic District School Board

August 31, 2023
Pinchin File: 320582.004

Issued to: Hamilton-Wentworth Catholic District School Board
Issued on: August 31, 2023
Pinchin File: 320582.004
Issuing Office: Hamilton, ON
Primary Contact: Emily Balfour, Project Manager, ebalfour@pinchin.com

Author: _____
Emily Balfour
Project Manager
365.889.5147
ebalfour@pinchin.com

Reviewer: _____
Damian Palus, C.E.T.
Operations Manager
289.678.0694
dpalus@pinchin.com



EXECUTIVE SUMMARY

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials assessment of St. Thomas More located at 1045 Upper Paradise Rd, Hamilton, ON, L9B 2N4.

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.



TABLE OF CONTENTS

1.0 INTRODUCTION AND SCOPE 1
 1.1 Scope of Assessment 1
2.0 METHODOLOGY 1
3.0 BACKGROUND INFORMATION 1
 3.1 Building Year of Construction and Additions 1
 3.2 Existing Reports 1
 3.3 Inaccessible Locations 2
4.0 FINDINGS 2
 4.1 Excluded Asbestos Materials 2
 4.2 Summary of Building Materials 2
5.0 RECOMMENDATIONS 4
 5.1 General 4
 5.2 On-going Management and Maintenance 4
6.0 TERMS AND LIMITATIONS 4
7.0 REFERENCES 4

APPENDICES

APPENDIX I Drawings
APPENDIX II Asbestos Analytical Certificates
APPENDIX III Methodology
APPENDIX IV Location List
APPENDIX V Summary Report / Sample Log
APPENDIX VI HMIS All Data Report



1.0 INTRODUCTION AND SCOPE

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials assessment of St. Thomas More located at 1045 Upper Paradise Rd, Hamilton, ON, L9B 2N4.

Pinchin performed the assessment on July 6, 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	1992
Year(s) of Additions	2004

3.2 Existing Reports

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



- Asbestos Assessment Report, St. Thomas More, 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
- Ceramic tile setting compound
- Electrical components
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Terrazzo
- 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.

The locations of samples from historical assessments performed by Pinchin, have been included on the drawings.

Appendix II presents the asbestos bulk sample analytical results.

Material and Application	Asbestos Type	Photo
Fireproofing is present on structural steel including beams, trusses, joists, corrugated steel deck, concrete deck, columns.	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	
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	
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.	None	
Vinyl floor tiles and mastic are present.	None Detected (tile) None Detected (mastic)	



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.

\\pinchin.com\ham\Job\320000s\0320582.000 HWCDSB,Various2023Projects,ASB,CONS\0320582.004 HWCDSB,AllSites,2023,ASB,ASSMT\Deliverables\St. Thomas More (N)\Deliverables\320582.004 Asbestos Asmnt Report St. Thomas More HWCDSB Aug 31 23.docx

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

APPENDIX I
Drawings



905-577-6206

www.pinchin.com

LEGEND:

- LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- 2014 ADDITION

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. THOMAS MORE
1045 UPPER PARADISE ROAD
HAMILTON, ONTARIO

TITLE:

ASBESTOS ASSESSMENT
FLOOR LEVEL 1

DATE:

AUGUST 2023

PROJECT #:

320582.004

DRAWN BY:

E.B.

DRAWING:

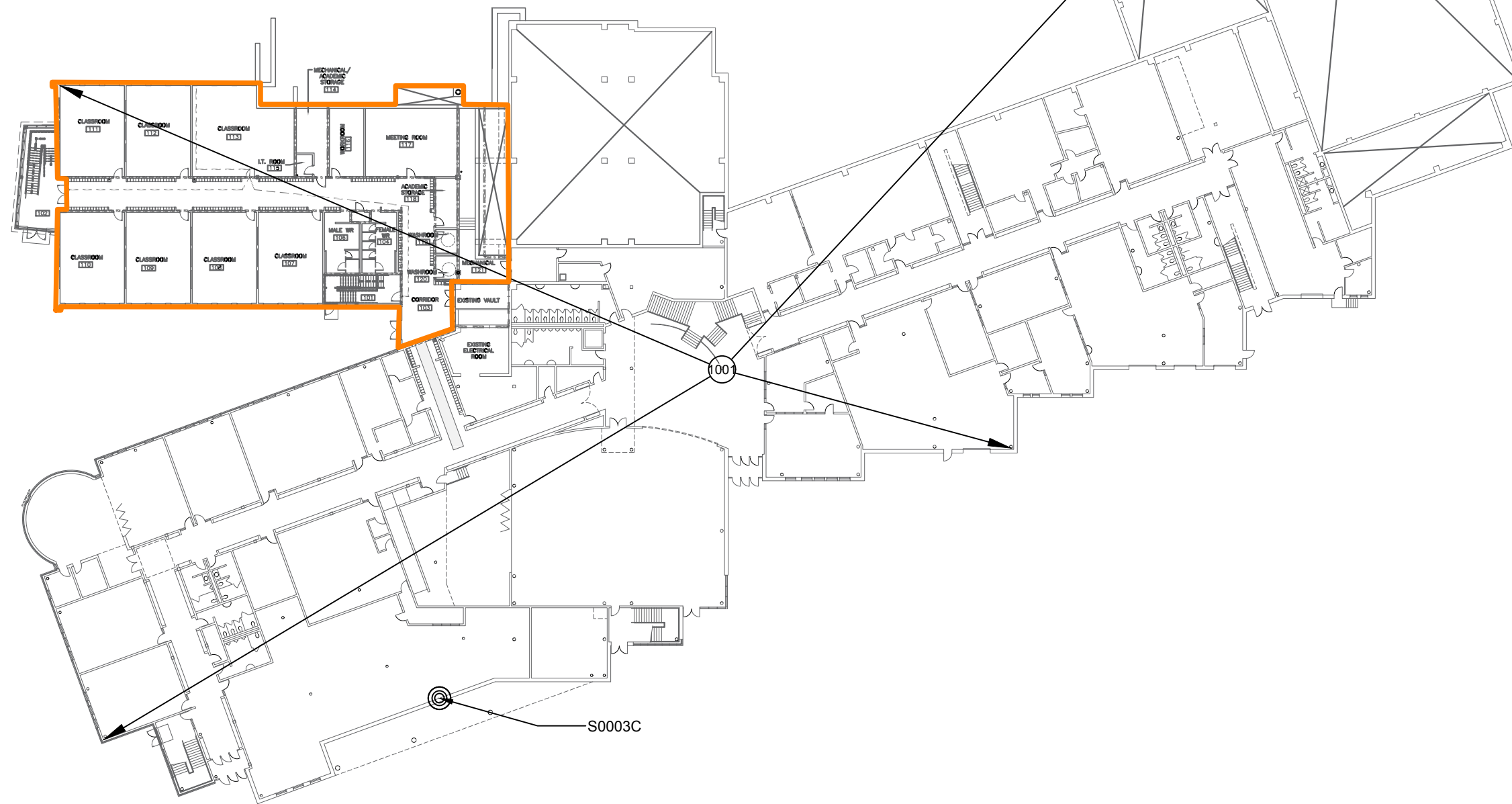
CHECKED BY:

E.B.

1 OF 3

SCALE:

NTS








905-577-6206

www.pinchin.com

LEGEND:

-  LOCATION NUMBER
-  ASBESTOS BULK SAMPLE
-  2014 ADDITION

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. THOMAS MORE
1045 UPPER PARADISE ROAD
HAMILTON, ONTARIO

TITLE:

ASBESTOS ASSESSMENT
FLOOR LEVEL 2

DATE:

AUGUST 2023

PROJECT #:

320582.004

DRAWN BY:

E.B.

DRAWING:

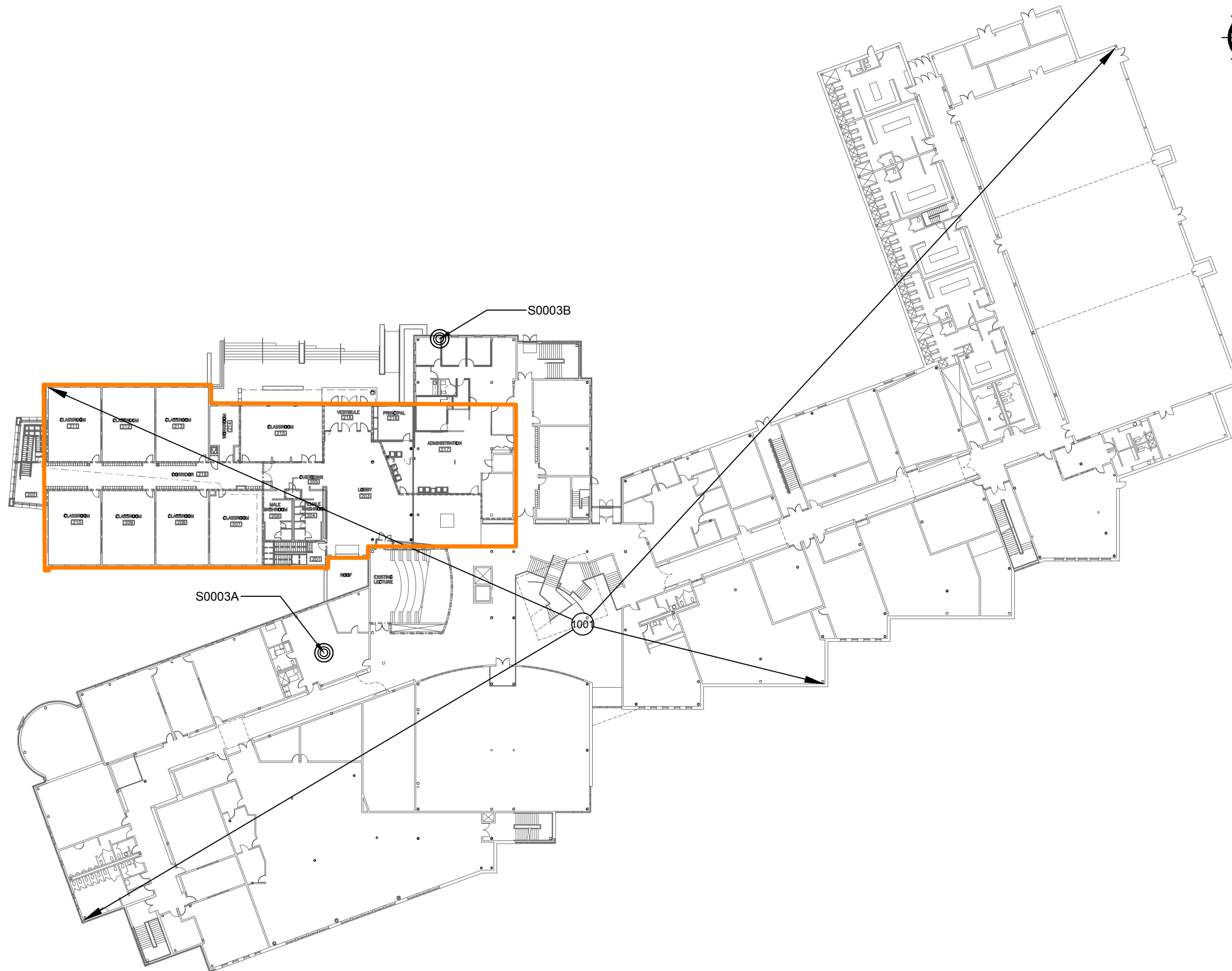
CHECKED BY:

E.B

2 OF 3

SCALE:

NTS





905-577-6206

www.pinchin.com

LEGEND:

- LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- 2014 ADDITION

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. THOMAS MORE
1045 UPPER PARADISE ROAD
HAMILTON, ONTARIO

TITLE:

ASBESTOS ASSESSMENT
FLOOR LEVEL 3

DATE:

AUGUST 2023

PROJECT #:

320582.004

DRAWN BY:

E.B.

DRAWING:

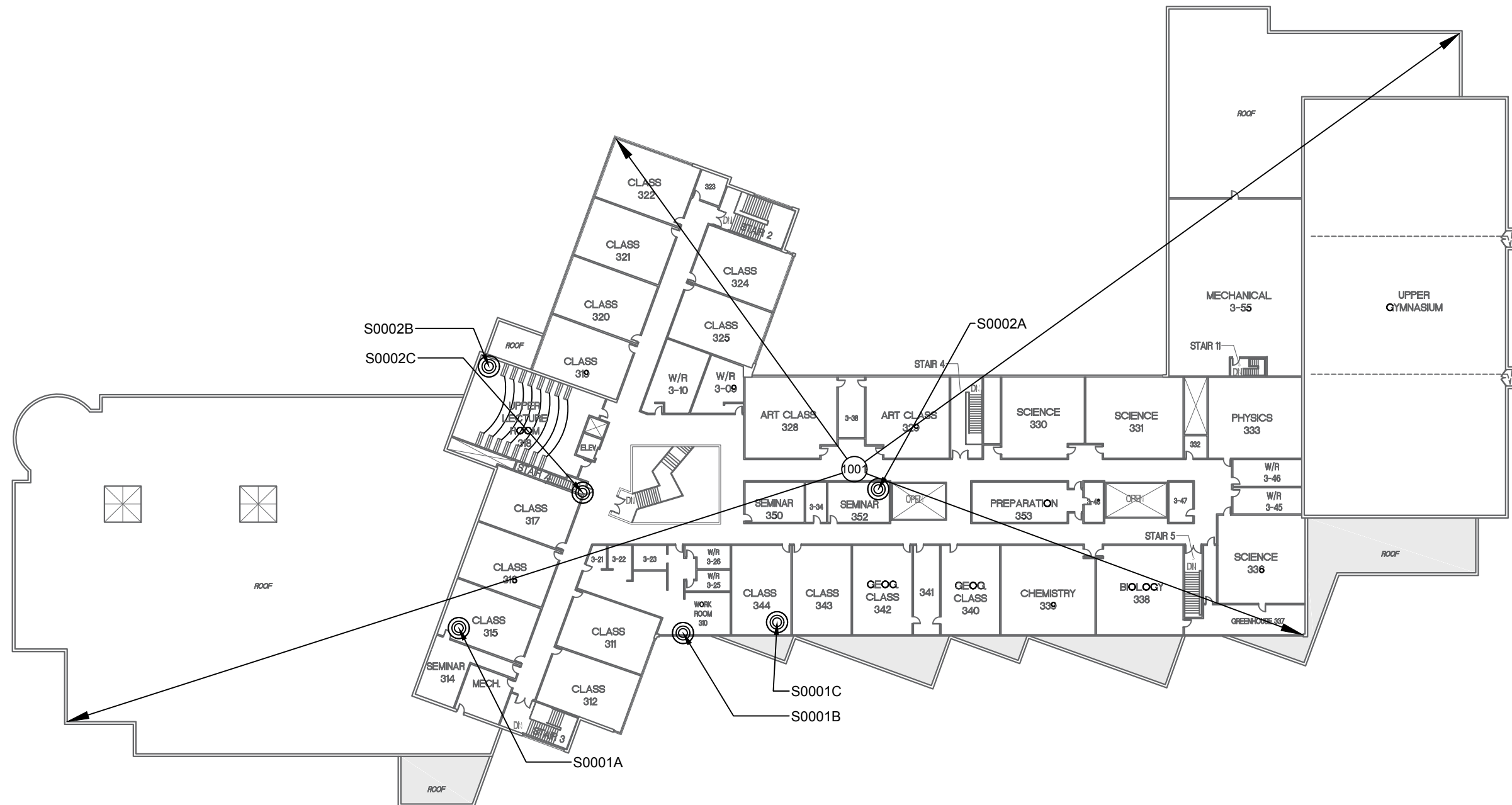
CHECKED BY:

E.B

3 OF 3

SCALE:

NTS

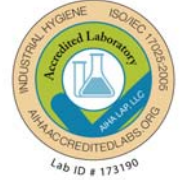


APPENDIX II
Asbestos Analytical Certificates



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: Emily Balfour
 Michael Maiorana

Lab Order ID: 71920806
Analysis ID: 71920806_PLM
Date Received: 8/7/2019
Date Reported: 8/16/2019

Project: 230748,1045 Upper Paradise Road, Hamilton, Ontario,Hamilton-Wentworth Catholic School Board,St. Thomas More

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0001A - A	Vinyl floor tile, 12x12 pink dense fleck, Location 1001	None Detected		100% Other	Pink Non Fibrous Heterogeneous
71920806PLM_1	tile				Dissolved
S0001A - B	Vinyl floor tile, 12x12 pink dense fleck, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_10	mastic				Dissolved
S0001B - A	Vinyl floor tile, 12x12 green dense fleck, Location 1001	None Detected		100% Other	Green Non Fibrous Heterogeneous
71920806PLM_2	tile				Dissolved
S0001B - B	Vinyl floor tile, 12x12 green dense fleck, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_11	mastic				Dissolved
S0001C - A	Vinyl floor tile, 12x12 pink with pink and white lines, Location 1001	None Detected		100% Other	Pink Non Fibrous Heterogeneous
71920806PLM_3	tile				Dissolved
S0001C - B	Vinyl floor tile, 12x12 pink with pink and white lines, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_12	mastic				Dissolved
S0002A - A	Vinyl floor tile, 12x12 pink with pink and grey fleck, Location 1001	None Detected		100% Other	Pink Non Fibrous Heterogeneous
71920806PLM_4	tile				Dissolved
S0002A - B	Vinyl floor tile, 12x12 pink with pink and grey fleck, Location 1001	None Detected		100% Other	Yellow Non Fibrous Heterogeneous
71920806PLM_13	mastic				Dissolved

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%.

Jalen Moore (18)

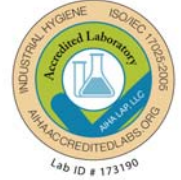
Analyst

Approved Signatory



Bulk Asbestos Analysis

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



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

Attn: Emily Balfour
 Michael Maiorana

Lab Order ID: 71920806
Analysis ID: 71920806_PLM
Date Received: 8/7/2019
Date Reported: 8/16/2019

Project: 230748,1045 Upper Paradise Road, Hamilton, Ontario,Hamilton-Wentworth Catholic School Board,St. Thomas More

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0002B - A	Vinyl floor tile, 12x12 white with blue and black streak, Location 1001	None Detected		100% Other	White Non Fibrous Heterogeneous
71920806PLM_5	tile				Dissolved
S0002B - B	Vinyl floor tile, 12x12 white with blue and black streak, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_14	mastic				Dissolved
S0002C - A	Vinyl floor tile, 12x12 beige with brown and white streak, Location 1001	None Detected		100% Other	Beige Non Fibrous Heterogeneous
71920806PLM_6	tile				Dissolved
S0002C - B	Vinyl floor tile, 12x12 beige with brown and white streak, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_15	mastic				Dissolved
S0003A - A	Vinyl floor tile, 12x12 black with white streak, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_7	tile				Dissolved
S0003A - B	Vinyl floor tile, 12x12 black with white streak, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_16	mastic				Dissolved
S0003B - A	Vinyl floor tile, 12x12 pink marble, Location 1001	None Detected		100% Other	Pink Non Fibrous Heterogeneous
71920806PLM_8	tile				Dissolved
S0003B - B	Vinyl floor tile, 12x12 pink marble, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_17	mastic				Dissolved

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%.

Jalen Moore (18)

Analyst

Approved Signatory

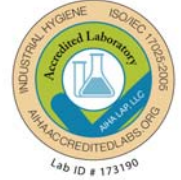


Bulk Asbestos Analysis

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: Emily Balfour
Michael Maiorana

Lab Order ID: 71920806
Analysis ID: 71920806_PLM
Date Received: 8/7/2019
Date Reported: 8/16/2019

Project: 230748,1045 Upper Paradise Road, Hamilton, Ontario,Hamilton-Wentworth Catholic School Board,St. Thomas More

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0003C - A	Vinyl floor tile, 12x12 beige with brown fleck, Location 1001	None Detected		100% Other	Beige Non Fibrous Heterogeneous
71920806PLM_9	tile				Dissolved
S0003C - B	Vinyl floor tile, 12x12 beige with brown fleck, Location 1001	None Detected		100% Other	Black Non Fibrous Heterogeneous
71920806PLM_18	mastic				Dissolved

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%.

Jalen Moore (18)

Analyst

Approved Signatory



Once
Ecol



71920806

Instructions:

Analyzed by: _____

Reviewed by: _____

Report Sent by: _____

**Pinchin Ltd. - Asbestos Laboratory
Internal Asbestos Bulk Sample Chain of Custody**

Client Name:	Hamilton-Wentworth Catholic School Board	Project Address:	1045 Upper Paradise Road, Hamilton, Ontario
Portfolio/Building No:	St. Thomas More	Pinchin File:	230748
Submitted by:	Emily Balfour	Email:	ebalfour@pinchin.com
CC Results to:	Michael Maiorana	CC Email:	mmaiorana@pinchin.com
Invoice to:	Accounts Payable	Invoice Email:	ap@pinchin.com
Date Submitted:	August 2 2019	Required by:	August 9 2019
# of Samples:	9	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory Field):	1992		
Do NOT Stop on Positive (Sample Numbers):	S0001, S0002, S0003		
Pinchin Group Company (Mandatory Field):	Pinchin		

To be Completed by Lab Personnel Only:

Lab Reference #:		Time:	24 hour clock		
Received by:	AUG 06 2019	Date:	Month	Day	Year
Name(s) of Analyst(s):					

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	S0001	A	Vinyl floor tile, 12x12 pink dense fleck, Location 1001
	S0001	B	Vinyl floor tile, 12x12 green dense fleck, Location 1001
	S0001	C	Vinyl floor tile, 12x12 pink with pink and white lines, Location 1001
	S0002	A	Vinyl floor tile, 12x12 pink with pink and grey fleck, Location 1001
	S0002	B	Vinyl floor tile, 12x12 white with blue and black streak, Location 1001
	S0002	C	Vinyl floor tile, 12x12 beige with brown and white streak, Location 1001

Accepted
Rejected




N. James 8/7 10:30 A

71920806

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	S0003	A	Vinyl floor tile, 12x12 black with white streak, Location 1001
	S0003	B	Vinyl floor tile, 12x12 pink marble, Location 1001
	S0003	C	Vinyl floor tile, 12x12 beige with brown fleck, Location 1001

11920806

Version 1-15-2012

Client:	Pinchin Ltd.	<p>*Instructions: Use Column "B" for your contact info</p> <p>To See an Example Click the bottom Example Tab.</p> <p>Enter samples between "<<" and ">>"</p> <p>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"</p> <p>Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.</p>	Invoice to:
Contact:	Emily Balfour		
Address:	6-875 Main Street West, Suite 200, Hamilton ON L8S 4P9		 <p>Scientific Analytical Institute</p> <p>4604 Dundas Dr. Greensboro, NC 27407 Phone: 336.292.3888 Fax: 336.292.3313 Email: lab@saiiab.com</p>
Phone:	905-577-6206		
Fax:	905-577-6207		
Email:	ebalfour@pinchin.com		
Project:	mmaiorana@pinchin.com 230748, 1045 Upper Paradise Road, Hamilton, Ontario, Hamilton- Wentworth Catholic School Board, St. Thomas More		
Client Notes:			
P.O. #:	230748		
Date Submitted:	August 6, 2019		
Analysis:	PLM - Stop Positive EXCEPT S0001, S0002, S0003		
TurnAroundTime:	4days		

Sample Number	Data 1 (Lab Use Only)	Sample Description	Location
---------------	-----------------------	--------------------	----------

<<			
S0001A		Vinyl floor tile, 12x12 pink dense fleck,	Location 1001
S0001B		Vinyl floor tile, 12x12 green dense fleck,	Location 1001
S0001C		Vinyl floor tile, 12x12 pink with pink and white lines,	Location 1001
S0002A		Vinyl floor tile, 12x12 pink with pink and grey fleck,	Location 1001
S0002B		Vinyl floor tile, 12x12 white with blue and black streak,	Location 1001
S0002C		Vinyl floor tile, 12x12 beige with brown and white streak,	Location 1001
S0003A		Vinyl floor tile, 12x12 black with white streak,	Location 1001
S0003B		Vinyl floor tile, 12x12 pink marble,	Location 1001
S0003C		Vinyl floor tile, 12x12 beige with brown fleck,	Location 1001
>>			

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.



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.

APPENDIX IV
Location List

Client: Hamilton-Wentworth Catholic District Sch
Building Name: St Thomas More
Survey Date: 2018-08-27
Building Phases: A: 1992

Site: 1045 Upper Paradise Road, Hamilton, ON
Last Re-Assessment: 2023-07-06

Location No.	Name or Description	Area ft ²	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: 1045 Upper Paradise Road, Hamilton, ON

Building Name: St Thomas More

Survey Date: 2018-08-27

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 A	Floor Vinyl Floor Tile And Mastic	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0002 A	Floor Vinyl Floor Tile And Mastic	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0003 A	Floor Vinyl Floor Tile And Mastic	1001	A	0	0	0	0	None Detected	No	
Asbestos	V9500	Other N/a Roofing Tars And Mastics, Ceramic Tile Setting Compound, Elevator And Lift Brakes, Electrical Components, Mechanical Packing, Ropes, And Gaskets, Vermiculite, Adhesives And Duct Mastics, Caulking And Putties, Sealants On Pipe Threads	0	A	0	0	0	100	Presumed Asbestos	Yes	NF
Asbestos	V0000	Ceiling Acoustic Tile 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	Duct Fibreglass	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Duct Not Insulated	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Ceramic Tiles	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Terrazzo	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Floor Tile And Mastic 12x12 Beige With Brown And White Streak (sample S0002c)	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Floor Tile And Mastic 12x12 Beige With Brown Fleck (sample S0003c)	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Floor Tile And Mastic 12x12 Green Dense Fleck (sample S0001b)	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Floor Tile And Mastic 12x12 Pink Marble (sample S0003b)	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Floor Tile And Mastic 12x12 Pink With Pink And White Lines (sample S0001c)	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Floor Tile And Mastic 12x12 White With Blue And Black Streak (sample S0002b)	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment All Fibreglass	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Other Drain Metal	1001	A	0	0	0	0	Non	No	

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V0000	Piping All Fibreglass	1001	A	0	0	0	0	Asbestos Non Asbestos	No	
Asbestos	V0000	Piping All Not Insulated	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure Beam Fireproofing (fibrous)	1001	A	0	500	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: 2018-08-27

Site: Secondary
Floor: 0

Building Name: St Thomas More
Room #:
Last Re-Assessment: 2023-07-06

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, Ceramic tile setting compound, Elevator and lift brakes, Electrical components, Mechanical packing, ropes, and gaskets, Vermiculite, Adhesives and duct 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: 2018-08-27

Site: Secondary
Floor:

Building Name: St Thomas More
Room #:
Last Re-Assessment: 2023-07-06

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)	ALL		C	Y		75			%	V0000	Non-Asbestos		None	
Ceiling		Drywall and joint compound	ALL		C	Y		25			%	V0000	Non-Asbestos		None	
Duct		Fibreglass	ALL		C	N						V0000	Non-Asbestos		None	
Duct		Not Insulated	ALL		C	N						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, 12x12 pink dense fleck			A	Y						S0001A	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 green dense fleck (sample S0001B)			A	Y						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, 12x12 pink with pink and white lines (sample S0001C)			A	Y						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, 12x12 pink with pink and grey fleck			A	Y						S0002A	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 white with blue and black streak (sample S0002B)			A	Y						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, 12x12 beige with brown and white streak (sample S0002C)			A	Y						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, 12x12 black with white streak			A	Y						S0003A	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 pink marble (sample S0003B)			A	Y						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, 12x12 beige with brown fleck (sample S0003C)			A	Y						V0000	Non-Asbestos		None	
Floor		Ceramic Tiles	ALL		A	Y						V0000	Non-Asbestos		None	
Floor		Terrazzo	ALL		A	Y						V0000	Non-Asbestos		None	
Mechanical	All	Fibreglass	ALL		B	Y						V0000	Non-Asbestos		None	

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Equipment																
Other	Drain	Metal	ALL	Fibreglass	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	
Structure	Beam	Fireproofing (Fibrous)	ALL		C	Y		500			SF	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				