HAZARDOUS MATERIALS ASSESSMENT
Access PEI Montague
41 Wood Island Road,
Montague, PE

Prepared For:

PEI Department of Transportation & Infrastructure
P.O. Box 2000
Charlottetown, PE

April 3, 2023

ALL-TECH Project No.: PE22400

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EXECUTIVE SUMMARY

ALL-TECH Environmental Services Limited was contracted by the PEI Department of Transportation & Infrastructure (DTI) to conduct a hazardous material assessment for Access PEI Montague located at 41 Wood Island Hill in Montague, Prince Edward Island.

The purpose of the assessment was to identify hazardous materials within the building which may require safe handling procedures and disposal requirements in accordance with their applicable regulations prior to any planned work, renovations, or demolition and to assist in the Asbestos Management Plan (AMP) of any in place asbestos containing materials (ACM).

This report has been prepared to document the identities, usages and locations of any designated substances and hazardous materials identified within the building.

The on-site assessment was conducted in January 2023. During the assessment hazardous materials including asbestos and lead (paint) were sampled. In addition, lamp ballasts and electrical transformers were visually assessed for Polychlorinated Biphenyls (PCBs) and reported if identified.

Based on the findings from the Hazardous Materials Assessment, the following conclusions and recommendations are presented:

A summary of the Hazardous Materials identified within the building is provided below in Table 3 based on our assessment as well as safe handling requirements. Areas identified with visually same ACM materials are outlined in Appendix III Site drawing with ACM locations.

All parging cement throughout the building was mostly notes in fair to poor condition and has been identified in the Summary of ACM conditions and action report in Appendix V and shall require action to bring conditions to acceptable conditions. Additional floor plans have been added in Appendix IV to assist in locating these areas.

A total of ten drywall joint compound samples were collected. Of the seventeen samples collected in random locations throughout the building, only one sample was found to contain 1.8% chrysotile asbestos. The area positively identified with ACM joint compound has been identified on floor plans in Appendix III and have been summarized in ACM conditions in Appendix IV. In addition, three drywall joint compound samples in various locations were previously reported as asbestos containing. Because ACM joint compound has been found and reported within the building, it should also be presumed that other joint compounds as asbestos containing as well. Therefore, if other wall coverings are being removed, they should be presumed to be asbestos containing or have additional testing completed in those areas at the time of planned work.

ACM ceiling tiles reported were quantified in only select tiles in each area identified. There are mainly newer replacement ceiling tiles throughout with ACM deep fissure design tiles limited to the areas identified. Estimated quantities are reported in Appendix IV Summary of ACM conditions report (ceiling tiles).

Assessment Summary of ACM conditions and action report is outlined in Appendix IV and shall be used in conjunction with PEI Department of Transportation & Infrastructure's Asbestos Management Plan (2023) and shall be subject to annual review.

Upon review of this report and based on any planned work, renovations or demolition, a full scope of work should be developed. This scope of work will be dependent upon which materials need to be disturbed or removed prior to the renovations. Should ACM not require disturbance or removal, then those identified shall remain in place and be part of the Management Plan.

TABLE A
Summary of Hazardous Materials for Management Plan
Access PEI - Montague

Hazardous Materials	*Description / Comments*	*Safe Handling Requirements*	*Disposal Requirements*
ASBESTOS	Asbestos containing drywall joint compound. Asbestos containing ceiling tiles Asbestos containing mechanical insulation. (parging cement on pipe fittings)	Licensed contractor to obtain work permit prior to handling from PEI Dept. of WCB/OSH Division and all other pertinent sections of the *Occupational Health and Safety Act* R.S.P.E.I.	Regulatory approval from PEIELJ Disposal at approved facility such as EPWMF in Wellington, PEI
MERCURY	fluorescent lamp tubes mercury containing thermostats	Do not break lamps or separate liquid mercury from components	Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable Regulations.
SILICA	Presumed in the following building components: • Poured or pre-cast concrete (slab) • Masonry and mortar	Trained personnel in the safe handling of silica dust and all other pertinent sections of the *Occupational Health and Safety Act* R.S.P.E.I	Regulatory approval from PEIELJ

This summary should not be used alone. The report must be read in its entirety.

Larry Koughan, CET, CRSP
Project Principal
ALL-TECH Environmental Services Limited

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SITE / CLIENT INFORMATION

Project No:	PE22400
Assessment Date:	**January 2023**
Client Name:	**PEI Department of Transportation & Infrastructure**
Address:	Access PEI - Montague 41 Wood Island Hill Montague, PE

1 INTRODUCTION

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This report has been prepared to document the identities, usages and locations of any designated substances and hazardous materials identified within the building.

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1.1 SURVEY OBJECTIVES

The scope of the survey was to conduct a non-destructive assessment to identify asbestos, lead, and PCBs within the subject building as well as any other suspect hazardous materials if encountered.
ALL-TECH inspected both interior and exterior spaces of the subject building to determine whether designated substances and hazardous materials were present. Representative sampling for suspect asbestos and lead paint materials was conducted as required based on industry standards and the consultant's experience.

1.2 BACKGROUND BUILDING INFORMATION

TABLE 1 BUILDING FRAMEWORK	
Building Use	PEI government offices
Number of Floors	1
Total Area	Approximately 1,310 m^2
Year of Construction	1976
Structure	Steel; concrete block
Exterior Cladding	Wood
HVAC	Mechanical ventilation (flexible duct)
Roof	Flat membrane
Flooring	Vinyl sheet flooring, vinyl floor tiles , carpet
Interior Walls	drywall
Ceilings	Acoustic ceiling tile and drywall

2 REGULATIONS & GUIDELINES

A summary table (Table 2) is provided for the applicable regulations, policies, codes, and / or guidelines of hazardous materials assessed for the purpose of this report. This information was used as reference to assess suspect hazardous materials and make recommendations based on the findings.

TABLE 2 SUMMARY OF REGULATORY FRAMEWORK	
ASBESTOS	▪ *Occupational Health and Safety Act* R.S.P.E.I. 1988, Cap. O-1.01 General Regulations – Part 49 (Including any amendments to May 2021). ▪ Guide to Asbestos Management, Workers Compensation Board of PEI. ▪ *Environmental Protection Act Chapter E-9 Waste Management Regulations*, Prince Edward Island ▪ Transportation of Dangerous Goods Act (TDGA)
LEAD	▪ Hazardous Products Act ▪ Prince Edward Island Department of Environment, Labour and Justice (PEIELJ) ▪ Transportation of Dangerous Goods Act (TDGA) ▪ The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair. ▪ Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
PCB's	▪ Environmental Contaminants Act, Chlorophenyl Regulations ▪ Environment Canada – "Identification of Lamp Ballasts Containing PCB's," report EPS 2/CC/2 (revised) August 1991 ▪ PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.

2.1 ASBESTOS

Asbestos materials can be found in one of two forms: friable asbestos or a non-friable type. Friable asbestos material refers to material that when dry, can be crumbled, pulverized, or reduced to a powder by hand pressure. This type of asbestos material is hazardous due to its potential to become airborne, if damaged or disturbed.

Friable asbestos building products used that have been used in the past are sprayed acoustic and fire protection insulation which were installed on mechanical room ceilings, building structures, ceiling finishes, etc., and mechanical insulation on piping, tanks, boilers, vessels, etc. Some non-friable building products are vinyl acoustic floor tiles, gaskets, transite panels, piping, and shingles.

Non-friable materials if handled improperly during removal or renovations, such as cutting transite panels with an electrical tool, can cause high fiber releases.

Asbestos is classified as a hazardous material under the TDGA and must adhere to specific requirements for transfer including but not limited to waste transfer manifests and proper placards. All asbestos waste must be disposed of at an approved municipal solid waste disposal site. Recent changes from the Prince Edward Island's Department of Environment's Environmental Protection Act, Waste Resource Management Regulations have defined asbestos as "special waste" as asbestos containing materials containing 1% or greater by weight for the purpose of disposal.

All work should be carried out by personnel trained and licensed with the provincial department of the Workers Compensation Board / Occupational Health and Safety Division for asbestos abatement.

2.2 LEAD

Lead in paints is regulated under the Canadian Environmental Protection Act (CEPA) as published in Canada Gazette Part II. The lead content limit has been set to 600 mg/kg (0.06 percent by weight) for surface coating materials.

Any disturbance or removal of lead-based materials which may generate lead dust shall have to conform to the federal and provincial Occupational Health and Safety Act and Regulations. All work should be carried out by personnel trained in the safe handling of lead-based paint coatings and shall be trained in the use of respirators and be properly fit tested.

PEIELJ has established guidelines that restrict hazardous materials from municipal landfills and Construction and Demolition (C&D) waste disposal sites which potentially may migrate / leach into groundwater and cause adverse environmental impacts. Lead coated surfaces may leach from their base materials into soil and subsequent groundwater. PEIELJ has established guidelines that materials containing 1000 mg/kg or 0.1% lead by weight shall be classified as lead-based paints. If materials are

found to be above this guideline and require removal and disposal, then the materials must undergo leachate testing to assess total concentrations which could potentially leach into the ground soil and groundwater. Presently provincial requirements for lead leachate testing shall not exceed 5 mg/L. Disposal criteria for lead containing paints are based on total and leachable concentrations are as follows:

- Materials with total lead concentrations below the applicable Total guidelines can be disposed of at any C&D disposal site.
- Materials with *total lead concentrations above* the applicable Total guidelines and *leachable lead concentrations below* the applicable Leachate guidelines must be disposed of at an approved municipal solid waste landfill that has a composite liner and leachate collection system (i.e., East Prince Waste Management Facility in Wellington, PEI). A waste generator permit must first be approved and obtained by PEIELJ.
- Materials with total and leachable lead concentrations above provincial guidelines must be transported to an approved hazardous waste disposal site.

Materials with leachable lead concentrations above provincial guidelines must be manifested as dangerous goods during transport under the federal TDGA. Hazardous materials that are being disposed of out of province must comply with Interprovincial Movement of Hazardous Waste Regulations under the Canadian Environmental Protection Act (CEPA).

2.3 POLYCHLORINATED BIPHENYLS (PCB's)

In 1976, the Canadian Environment Contaminants Act passed regulations which prohibited the use of PCBs in transformer equipment. Under the same Act, the Chlorophenyl Regulations No. 1, states that PCBs cannot be used as a constituent of electrical capacitors, electrical transformers and associated electrical equipment manufactured in or imported into Canada after July 1, 1980.
There is currently no regulatory requirement to remove in-use PCBs from service. However, should suspect PCB containing light ballasts be removed from service, they should be treated as PCB waste or if confirmed to contain PCB oil in excess of 0.5 kg.

3 METHODOLOGY

The scope of work for the survey was to visually identify controlled hazardous materials for the safe handling and disposal of hazardous materials prior to renovations within the building. Where visual identification of asbestos containing materials and lead based paints were suspected but unable to be determined, samples were collected and sent to an approved laboratory for analysis.

There was limited destructive testing of structural members (i.e., walls, flooring, and roof membranes) during the assessment. Where accessible, areas above ceiling cavities and behind walls were visually assessed to identify potentially concealed hazardous materials.

3.1 ASBESTOS

Using standard bulk sampling methodologies, representative suspect asbestos containing materials were sampled from ceiling & wall finishes, floor coverings, located throughout the building. Samples were placed in sealed plastic bags, labelled and a chain of custody form completed to be forwarded to IATL Laboratory via courier for analysis.

The asbestos assessment involved a visual investigation of suspect materials for the presence of asbestos containing materials. If these materials were suspected to contain asbestos, a bulk sample was collected of the representative material to be analysed with Polarized Light Microscopy.

It should be noted that asbestos containing materials may be present behind unrevealed areas. During demolition of these materials, precautions should be taken such as the use of personal protective equipment in the event of exposing concealed asbestos materials. If suspect materials are revealed, have them tested immediately.

3.2 LEAD

During the assessment, suspect lead-based paints were sampled from surfaces as determined by the consultant. Where practical, all layers of paint were removed and placed in sealed plastic bags, labelled and a chain of custody form completed to be forwarded to IATL Laboratory via courier for analysis.

3.3 POLYCHLORINATED BIPHENYLS

During the assessment, suspect PCB containing light ballasts were examined for PCB identification or by recording serial numbers for reference. Ballasts were inspected and manufacturers name, date and serial numbers were recorded when visible. The manufacturers identification numbers were then compared to Environment Canada's "Identification of Lamp Ballasts Containing PCB's," Report EPS 2/CC/2 9revised), August 1991.

It should be noted that the assessment did not include the sampling / testing or analysis of the suspect PCB containing materials.

4 ASSESSMENT FINDINGS

4.1 ASBESTOS

During the survey, the consultant collected individual bulk material samples of suspect ACMs within the structure. Laboratory analysis certificates are presented in Appendix I.

A total of thirty-three (33) bulk material samples were collected within the building during the survey. Some of these samples such as tile floor coverings and joint compounds were separated, and a total of thirty- six (36) samples were analyzed. Of the 36 samples analyzed, ten (10) were found to be asbestos containing.

Other materials such as pipe and duct insulations visually identified as fiberglass insulation were noted and not sampled.

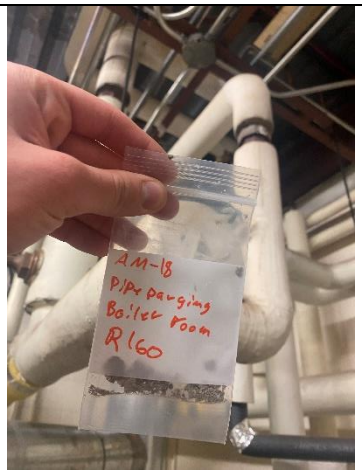
For details on approximate quantities, condition, friability, accessibility and locations of hazardous materials; refer to the Summary of ACM conditions report in Appendix IV.

Individual ACM materials identified are itemized in each sub-section below.

4.1.1 Texture Coat Finishes

Texture coat finishes were not observed or reported.	

4.1.2 Pipe Insulation

ACM parging cement is present on pipe fittings as identified through various samples in the boiler room and above the ceiling tiles. A total of seven (7) parging cement samples were collected and all were found to contain ***30 - 75% Chrysotile Asbestos***.	 Parging cement on pipe fittings(Boiler room)	 Parging cement on pipe fittings (above ceiling tile)

4.1.3 Duct Insulation and Mastic

No insulated ducts were observed or reported.	

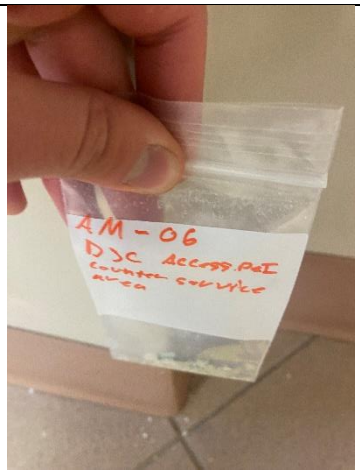
4.1.4 Mechanical Equipment Insulation

No mechanical equipment insulations were observed or reported.	

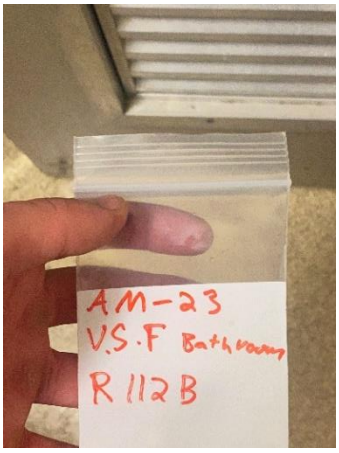
4.1.5 Plaster

No plaster walls or ceiling were observed or reported.	

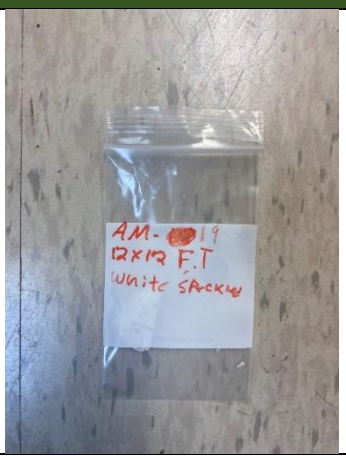
4.1.6 Drywall Joint Compound

Drywall joint compound walls and ceilings were noted and sampled in various random locations throughout the building. Representative sampling was completed on main floor of the building. A total of ten (10) joint compound samples were collected during the assessment. One of the samples was found to contain ***1.8% chrysotile*** asbestos. In addition, previous samples reported from ALL-TECH in March 2018, indicated that 2 out of 5 drywall joint compound samples were reported as asbestos containing from ***1.4 – 2.2% chrysotile*** asbestos (see Appendix I).	

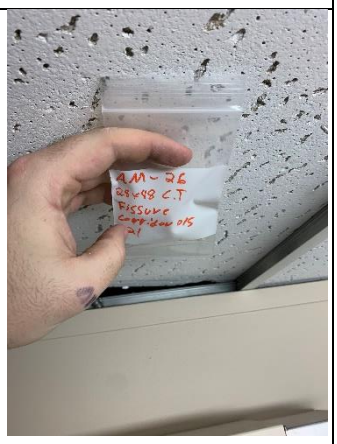
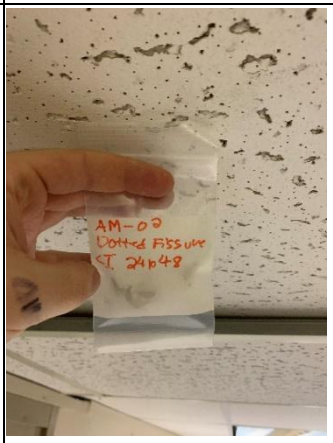
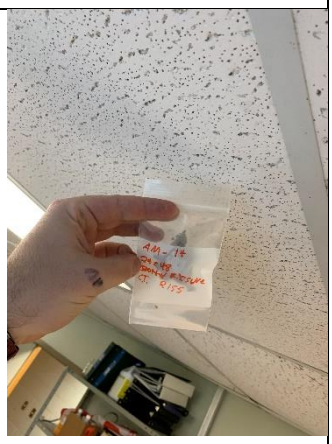
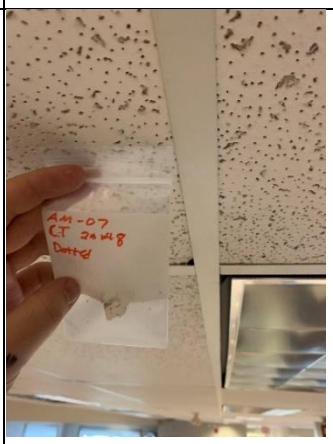
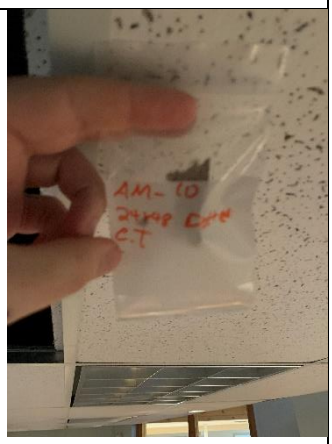
4.1.7 Vinyl Sheet Flooring

Sample No.:	Flooring Description	Location	Asbestos Type / Content (%)	Photo
AM-23	Brown vinyl sheet flooring	Bathroom – Room 112B	None Detected	

4.1.8 Vinyl Floor Tiles

Sample No.:	Flooring Description	Location	Asbestos Type / Content (%)	Photo
AM-19	12” x 12” Off-white speckled floor tile	Room 129	None Detected	
AM-32	12” x 12” Grey floor tile	Room 134	None Detected	NA

4.1.9 Ceiling Tiles

Ceiling Tile Description	***Photo***
Fissure design ceiling tiles were observed throughout the building and sampled in various locations. A total of four (4) fissure ceiling tiles were sampled and two of them were found to contain ***1.2 -1.5% Chrysotile and 2.4% Amosite*** asbestos.	 
Dotted-fissure design ceiling tiles were observed throughout the building and sampled in various locations. A total of four (4) dotted-fissure ceiling tiles were sampled and none of them were found to contain asbestos.	 
Dotted ceiling tile was observed through out the building and got sample in various location. A total of four (4) dotted ceiling tiles were sampled and none of them contained asbestos.	 

4.1.10 Other Building Materials

Grey hardboard panel was observed on the exterior walls of the building. The material was analyzed with no asbestos detected.	

4.1.11 Excluded Asbestos Materials

The following is a list of materials which may contain asbestos and were excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

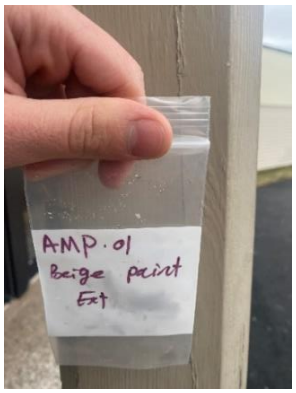
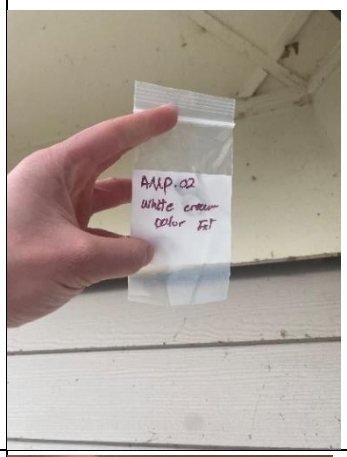
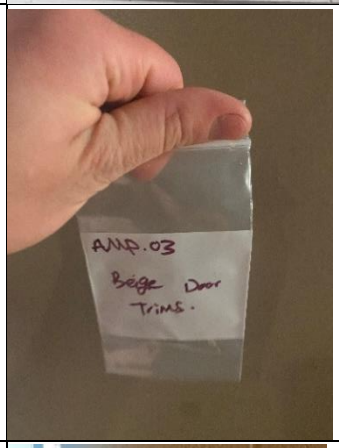
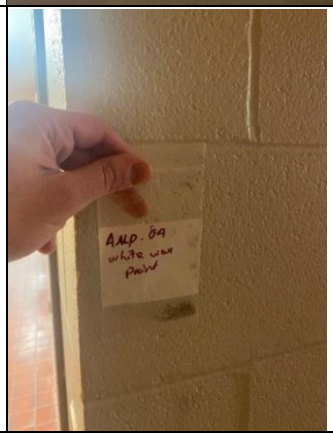
- Roofing felts and tar

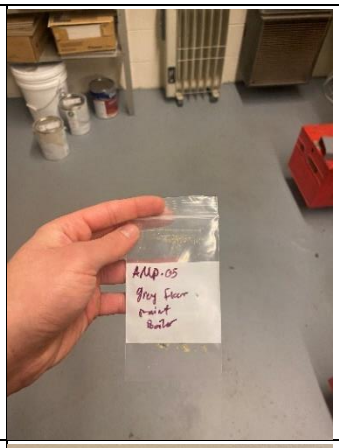
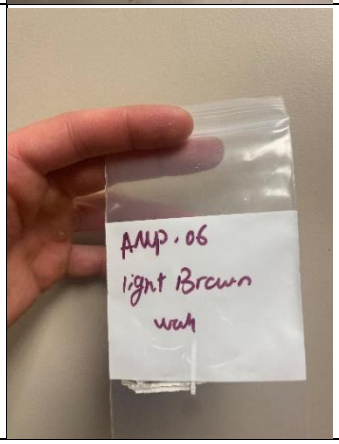
4.2 LEAD-BASED PAINTS

Based on the age of the buildings, lead based paints were sampled. A total of six (6) painted surface coatings were sampled within the building and sent to the laboratory for analysis for lead in paint.

Based on the assessment findings, none of the paint layers sampled exceeded CEPA guidelines of 0.06 percent by weight for surface coating materials.

Laboratory analysis certificate is presented in Appendix II.

Sample No.:	Colour / Substrate Description	Location	Lead Content (%)	Photo
AMP-01	Beige paint	Exterior	< 0.0071	
AMP-02	White cream paint	Exterior	<0.0065	
AMP-03	Beige paint	Door trims	<0.0069	
AMP-04	White paint	Concrete walls	< 0.0087	

AMP-05	Grey paint	Boiler room concrete floor	<0.0076	
AMP-06	Light brown	wall	<0.0094	

4.3 POLYCHLORINATED BIPHENYLS (PCB's)

Newer in-lay light fixtures were observed throughout the building. Typical ballasts found and reported are noted below in section 4.3.1. Manufacturer's labels were marked as non-PCB containing.

Through referencing and markings on lamp ballasts, it was determined that the ballasts observed on site are non-PCB containing.

4.3.1 Lighting Lamp Ballasts

Photo 1 – Universal Triad Lamp Ballasts – Serial No.: B232IUNVHP-B. Ballast marked as No PCB's.

Photo 2 – Typical in-lay light fixtures for these ballasts.

Photo 1

Photo 2

Photo 3 – Philips Lamp Ballasts – Serial No.: R2S40-TPC Ballast marked as No PCB's.	 Photo 3

4.3.2 Transformers

Electrical transformers were not found or reported during the assessment.

4.4 SILICA

Crystalline silica is a presumed component of the following materials:

- Poured or pre-cast concrete
- Masonry and mortar

4.5 MERCURY

4.5.1 Lighting

Mercury vapour is present in fluorescent lamp tubes.

4.5.2 Mercury Containing Devices

Mercury containing thermostats were observed within the building.	

5 SUMMARY OF HAZARDOUS MATERIALS

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Upon review of this report and based on any planned work, renovations or demolition, a full scope of work should be developed. This scope of work will be dependent upon which materials need to be disturbed or removed prior to the renovations. Should ACM not require disturbance or removal, then those identified shall remain in place and be part of the Management Plan.

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MERCURY	fluorescent lamp tubes mercury containing thermostats	Do not break lamps or separate liquid mercury from components	Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable Regulations.
SILICA	Presumed in the following building components: • Poured or pre-cast concrete (slab) • Masonry and mortar	Trained personnel in the safe handling of silica dust and all other pertinent sections of the *Occupational Health and Safety Act* R.S.P.E.I	Regulatory approval from PEIELJ

6 ON-GOING MANAGEMENT & MAINTENANCE

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

Perform a detailed intrusive assessment prior to building renovation or demolition operations. The assessment should include destructive testing (e.g., coring and/or removal of building finishes and components), and other materials not previously tested (e.g., roofing materials).

6.1 Asbestos

Ensure policies and procedures outlined in the buildings Asbestos Management Plan (AMP) are followed when conducting asbestos-related work at this facility.

Perform a re-assessment of asbestos-containing materials (ACM) on an annual basis. The next

reassessment of ACM should be performed prior to April 2024 to remain in compliance.

Remove 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.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings.

Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings. Upon completion, update mechanical and pipe insulation that have been re-insulated with Asbestos Free labelling (figure 1).	 Figure 1

6.2 Lead

For lead-containing or lead-based paints (i.e., greater than the CEPA guidelines of 600 mg/kg (0.06 percent by weight) for surface coating materials, work procedures, engineering controls and personal protective equipment should be assessed on a site-specific basis to comply with Occupational Health and Safety regulations and Lead guidelines.

Dispose of painted materials exceeding the criteria for leachable lead as hazardous waste.

6.3 PCBs

When light fixtures are removed from service, examine light ballasts for PCB content. If ballasts are not clearly labelled as “non-PCB,” or are confirmed or suspected to contain PCBs, package and ship ballasts for destruction at a federally permitted facility.

6.4 Mercury

Do not break lamps or separate liquid mercury from components. Recycle and reclaim mercury from fluorescent lamps and thermostats when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.

6.5 Silica

Disturbance of silica-containing products during maintenance activities may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with applicable regulations and guidelines.

7 DISCLAIMER

The recommendations detailed in this report were carried out in a manner consistent with the level of care and skill normally exercised by reasonable members of the environmental and industrial hygiene consulting profession currently practicing under similar conditions in the area.
In preparing this report, ALL-TECH Environmental Services Limited relied on information supplied by others, including independent laboratories, and testing services. Except as expressly set out in this report, we have not made any independent verification of such information.

The recommendations in this report have been made in the context of existing industry accepted guidelines which were in place at the date of this report.

We trust this information is beneficial for assisting you in better understanding the process that has been carried out as well as the benefits and limitations of air sample results.

Should you have any questions or concerns pertaining to this report, please contact the undersigned directly.

Larry G. Koughan, CET, CRSP
Senior Project Consultant

ALL-TECH
ENVIRONMENTAL SERVICES LIMITED

CANADIAN SOCIETY OF SAFETY ENGINEERING
MEMBER

APPENDIX I

Laboratory Certificate of Analysis – Asbestos PLM Samples / Previous sample report 2018

9000 Commerce Parkway Suite B
Mt. Laurel, New Jersey 08054
Telephone: 856-231-9449
Email: customerservice@iatl.com

CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 1/16/2023
Report No.: 675963 - PLM
Project: Access PEI Montague
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7551033
Client No.: AM-01
Analyst Observation: White Ceiling Tile
Client Description: 24x48 Fissure Ceiling Tile
Location:
Facility:

Percent Asbestos:
PC 1.2 *Chrysotile*
PC 2.4 *Amosite*

Percent Non-Asbestos Fibrous Material:
20 Cellulose
60 Mineral Wool

Percent Non-Fibrous Material:
16.4

Lab No.: 7551034
Client No.: AM-02
Analyst Observation: White Ceiling Tile
Client Description: 24x48 Dotted Fissure Ceiling Tile
Location:
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
20 Cellulose
10 Fibrous Glass
55 Mineral Wool

Percent Non-Fibrous Material:
15

Lab No.: 7551035
Client No.: AM-03
Analyst Observation: White Ceiling Tile
Client Description: 24x48 Dotted Ceiling Tile
Location:
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
20 Cellulose
10 Fibrous Glass
55 Mineral Wool

Percent Non-Fibrous Material:
15

Lab No.: 7551036
Client No.: AM-04
Analyst Observation: White/Off-White Joint Compound
Client Description: Drywall Joint Compound
Location: Office 138
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Note: No drywall present.

Lab No.: 7551037
Client No.: AM-05
Analyst Observation: White Joint Compound
Client Description: Drywall Joint Compound
Location: Service Counter
Facility:

Percent Asbestos:
PC Trace *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Note: No drywall present.
Layers not separable.

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 1/9/2023
Date Analyzed: 01/16/2023
Signature:
Analyst: Dean Andrews

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

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Client: ALL131

Report Date: 1/16/2023
Report No.: 675963 - PLM
Project: Access PEI Montague
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7551038
Client No.: AM-06

Analyst Observation: White Joint Compound
Client Description: Drywall Joint Compound

Location: Service Counter
Facility:

Percent Asbestos:
PC 1.8 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
98.2

Note: No drywall present.

Lab No.: 7551039
Client No.: AM-07

Analyst Observation: White Ceiling Tile
Client Description: 24x48 Dotted Ceiling Tile

Location:
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
20 Cellulose
10 Fibrous Glass
55 Mineral Wool

Percent Non-Fibrous Material:
15

Lab No.: 7551040
Client No.: AM-08

Analyst Observation: White Ceiling Tile
Client Description: 24x48 Dotted Ceiling Tile

Location:
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
20 Cellulose
10 Fibrous Glass
55 Mineral Wool

Percent Non-Fibrous Material:
15

Lab No.: 7551041
Client No.: AM-09

Analyst Observation: White Joint Compound
Client Description: Drywall Joint Compound

Location: Board Room R154
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Note: No drywall present.

Lab No.: 7551042
Client No.: AM-10

Analyst Observation: White Ceiling Tile
Client Description: 24x48 Dotted Ceiling Tile

Location:
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
20 Cellulose
10 Fibrous Glass
55 Mineral Wool

Percent Non-Fibrous Material:
15

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 1/9/2023
Date Analyzed: 01/16/2023
Signature:
Analyst: Dean Andrews

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

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Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
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Client: ALL131

Report Date: 1/16/2023
Report No.: 675963 - PLM
Project: Access PEI Montague
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7551043
Client No.: AM-11

Analyst Observation: Grey Insulation
Client Description: Pipe Parging

Location: Pipe Chase R156
Facility:

Percent Asbestos:
75 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
25

Lab No.: 7551044
Client No.: AM-12

Analyst Observation: Grey Insulation
Client Description: Pipe Parging

Location: Pipe Chase R156
Facility:

Percent Asbestos:
75 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
25

Lab No.: 7551045
Client No.: AM-13

Analyst Observation: Grey Insulation
Client Description: Pipe Parging

Location: Pipe Chase R156
Facility:

Percent Asbestos:
75 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
25

Lab No.: 7551046
Client No.: AM-14

Analyst Observation: White Ceiling Tile
Client Description: 24x48 Dotted Fissure Ceiling Tile

Location: R155
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
20 Cellulose
10 Fibrous Glass
55 Mineral Wool

Percent Non-Fibrous Material:
15

Lab No.: 7551047
Client No.: AM-15

Analyst Observation: White Ceiling Tile
Client Description: 24x48 Fissure Ceiling Tile

Location: R155
Facility:

Percent Asbestos:
PC 0.5 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
99.5

Lab No.: 7551048
Client No.: AM-16

Analyst Observation: Grey Insulation
Client Description: Pipe Parging

Location: Boiler Room R160
Facility:

Percent Asbestos:
75 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
25

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 1/9/2023
Date Analyzed: 01/16/2023
Signature:
Analyst: Dean Andrews

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

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Client: ALL131

Report Date: 1/16/2023
Report No.: 675963 - PLM
Project: Access PEI Montague
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7551049 | **Analyst Observation:** Grey Insulation | **Location:** Boiler Room R160
Client No.: AM-17 | **Client Description:** Pipe Parging | **Facility:**

Percent Asbestos:	Percent Non-Asbestos Fibrous Material:	Percent Non-Fibrous Material:
75 *Chrysotile*	None Detected	25

Lab No.: 7551050 | **Analyst Observation:** Off-White Insulation | **Location:** Boiler Room R160
Client No.: AM-18 | **Client Description:** Pipe Parging | **Facility:**

Percent Asbestos:	Percent Non-Asbestos Fibrous Material:	Percent Non-Fibrous Material:
None Detected	25 Mineral Wool	75

Lab No.: 7551051 | **Analyst Observation:** White Floor Tile | **Location:** R129
Client No.: AM-19 | **Client Description:** 12x12 Floor Tile White Speckled | **Facility:**

Percent Asbestos:	Percent Non-Asbestos Fibrous Material:	Percent Non-Fibrous Material:
None Detected	None Detected	100

Insufficient mastic to analyze

Lab No.: 7551052 | **Analyst Observation:** White Joint Compound | **Location:** Outside R129
Client No.: AM-20 | **Client Description:** Drywall Joint Compound | **Facility:**

Percent Asbestos:	Percent Non-Asbestos Fibrous Material:	Percent Non-Fibrous Material:
None Detected	None Detected	100

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 1/9/2023
Date Analyzed: 01/16/2023
Signature:
Analyst: Dean Andrews

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

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CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 1/16/2023
Report No.: 675963 - PLM
Project: Access PEI Montague
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7551053
Client No.: AM-21
Analyst Observation: White Ceiling Tile
Client Description: 24x48 Fissure Ceiling Tile
Location: Corridor Outside R171
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
60 Cellulose
20 Fibrous Glass

Percent Non-Fibrous Material:
20

Lab No.: 7551054
Client No.: AM-22
Analyst Observation: White Joint Compound
Client Description: Drywall Joint Compound
Location: R111
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7551055
Client No.: AM-23
Analyst Observation: Brown Vinyl Sheet Flooring
Client Description: Vinyl Sheet Flooring
Location: Bathroom R112B
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
30 Cellulose
10 Fibrous Glass

Percent Non-Fibrous Material:
60

Lab No.: 7551056
Client No.: AM-24
Analyst Observation: White Joint Compound
Client Description: Drywall Joint Compound
Location: Bathroom R112B
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7551056(L2)
Client No.: AM-24
Analyst Observation: Tan Joint Compound
Client Description: Drywall Joint Compound
Location: Bathroom R112B
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7551057
Client No.: AM-25
Analyst Observation: White Joint Compound
Client Description: Drywall Joint Compound
Location: Outside R123
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 1/9/2023
Date Analyzed: 01/16/2023
Signature:
Analyst: Aidan Becker

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

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CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 1/16/2023
Report No.: 675963 - PLM
Project: Access PEI Montague
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7551057(L2)
Client No.: AM-25

Analyst Observation: Tan Joint Compound
Client Description: Drywall Joint Compound

Location: Outside R123
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7551058
Client No.: AM-26

Analyst Observation: White Ceiling Tile
Client Description: 24x48 Ceiling Tile Fissure

Location: Corridor Outside R121
Facility:

Percent Asbestos:
PC 1.5 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
20 Cellulose
40 Fibrous Glass

Percent Non-Fibrous Material:
38.5

Lab No.: 7551059
Client No.: AM-27

Analyst Observation: White Ceiling Tile
Client Description: 24x48 Dotted Ceiling Tile Fissure

Location: Corridor Outside R107
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
60 Cellulose
20 Fibrous Glass

Percent Non-Fibrous Material:
20

Lab No.: 7551060
Client No.: AM-28

Analyst Observation: White Joint Compound
Client Description: Drywall Joint Compound

Location: R118
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7551061
Client No.: AM-29

Analyst Observation: Grey Panel
Client Description: Hardboard

Location: Outside
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
40 Cellulose

Percent Non-Fibrous Material:
60

Sample received wet

Lab No.: 7551062
Client No.: AM-30

Analyst Observation: Grey Insulation
Client Description: Pipe Parging

Location: Above Ceiling Tiles in Board Room
Facility:

Percent Asbestos:
30 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
70

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 1/9/2023
Date Analyzed: 01/16/2023
Signature:
Analyst: Aidan Becker

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

iATL INTERNATIONAL
ASBESTOS TESTING LABORATORIES

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Email: customerservice@iatl.com

CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 1/16/2023
Report No.: 675963 - PLM
Project: Access PEI Montague
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7551063
Client No.: AM-31

Analyst Observation: Grey Insulation
Client Description: Elbow Parging

Location: Above Ceiling Tiles Men's Washroom
Facility:

Percent Asbestos:
30 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
70

Lab No.: 7551064
Client No.: AM-32

Analyst Observation: Grey Floor Tile
Client Description: 12x12 Grey Floor Tile

Location: R134
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7551064(L2)
Client No.: AM-32

Analyst Observation: Black Mastic
Client Description: 12x12 Grey Floor Tile

Location: R134
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7551065
Client No.: AM-33

Analyst Observation: White Ceiling Tile
Client Description: 24x48 Dotted Ceiling Tile Fissure

Location: Hallway Outside R146
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
60 Cellulose
20 Fibrous Glass

Percent Non-Fibrous Material:
20

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 1/9/2023
Date Analyzed: 01/16/2023
Signature:
Analyst: Aidan Becker

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

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Telephone: 856-231-9449
Email: customerservice@iatl.com

CERTIFICATE OF ANALYSIS

Client:	ALL-TECH Environmental Services Limited	Report Date:	1/16/2023
	20 Duke St.,Suite 109	Report No.:	675963 - PLM
	Bedford NS B4A 2Z5	Project:	Access PEI Montague
		Project No.:	PE22400
Client:	ALL131		

Appendix to Analytical Report

Customer Contact:
Method:40 CFR Appendix E to Subpart E of Part 763, interim method for the Determination of Asbestos in Bulk Insulation Samples, USEPA 600, R93-116 and NYSDOH ELAP 198.1 as needed.

This appendix seeks to promote greater understanding of any observations, exceptions, special instructions, or circumstances that the laboratory needs to communicate to the client concerning the above samples. The information below is used to help promote your ability to make the most informed decisions for you and your customers. Please note the following points of contact for any questions you may have.

iATL Customer Service: customerservice@iatl.com
iATL Office Manager:wchampion@iatl.com
iATL Account Representative: Semih Kocahasan
Sample Login Notes: See Batch Sheet Attached
Sample Matrix: Bulk Building Materials
Exceptions Noted: See Following Pages

General Terms, Warrants, Limits, Qualifiers:

General information about iATL capabilities and client/laboratory relationships and responsibilities are spelled out in iATL policies that are listed at www.iATL.com and ir our Quality Assurance Manual per ISO 17025 standard requirements. The information therein is a representation of iATL definitions and policies for turnaround times, sample submittal, collection media, blank definitions, quantification issues and limit of detection, analytical methods and procedures, sub-contracting policies, results reporting options, fees, terms, and discounts, confidentiality, sample archival and disposal, and data interpretation.

iATL warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted. iATL disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. iATL accepts no legal responsibility for the purpose for which the client uses test results. Any analytical work performed must be governed by our Standard Terms and Conditions. Prices, methods and detection limits may be changed without notification. Please contact your Customer Service Representative for the most current information.

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA LAP LLC, or any agency of local, state or province governments nor of any agency of the U.S. government.

This report shall not be reproduced except in full, without written approval of the laboratory.

Information Pertinent to this Report:

Analysis by US EPA 600 93-116: Determination of Asbestos in Bulk Building Materials by Polarized Light Microscopy (PLM).

Certifications:

- NIST-NVLAP No. 101165-0
- NYSDOH-ELAP No. 11021
- AIHA-LAP, LLC No. 100188

Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. PC Trace represents a <0.25% amount. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analytical Methodology Alternatives: Your initial request for analysis may not have accounted for recent advances in regulatory requirements or advances in technology that are routinely used in similar situations for other qualified projects. You may have the option to explore additional analysis for further information. Below are a few options, listed as the matrix followed by the appropriate methodology. Also included are links to more information on our website.

Bulk Building Materials that are Non-Friable Organically Bound (NOB) by Gravimetric Reduction techniques employing PLM and TEM: ELAP 198.6 (PLM-NOB), ELAP 198.4 (TEM-NOB) See additional information at the end of this appendix.

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CERTIFICATE OF ANALYSIS

Client:	ALL-TECH Environmental Services Limited	Report Date:	1/16/2023
	20 Duke St.,Suite 109	Report No.:	675963 - PLM
	Bedford NS B4A 2Z5	Project:	Access PEI Montague
		Project No.:	PE22400
Client:	ALL131		

Loose Fill Vermiculite Insulation, Attic Insulation, Zonolite (copyright), etc.: US EPA 600 R-4/004 (multi-tiered analytical process)
Sprayed On Insulation/Fireproofing with Vermiculite (SOF-V): ELAP 198.8 (PLM-SOF-V)

Soil, sludge, sediment, aggregate, and like materials analyzed for asbestos or other elongated mineral particles (ex. erionite, etc.): ASTM D7521, CARB 435, and other options available

Asbestos in Surface Dust according to one of ASTM's Methods (very dependent on sampling collection technique – by TEM): ASTM D 5755, D5756, or D6480

Various other asbestos matrices (air, water, etc.) and analytical methods are available.

Disclaimers / Qualifiers:

There may be some samples in this project that have a "NOTE:" associated with a sample result. We use added disclaimers or qualifiers to inform the client about something that requires further explanation. Here is a list with highlighted disclaimers that may be pertinent to this project. For a full explanation of these and other disclaimers, please inquire at **customerservice@iatl.com**.

1) Note: No mastic provided for analysis.
2) Note: Insufficient mastic provided for analysis.
3) Note: Insufficient material provided for analysis.
4) Note: Insufficient sample provided for QC reanalysis.
5) Note: Different material than indicated on Sample Log / Description.
6) Note: Sample not submitted.
7) Note: Attached to asbestos containing material.
8) Note: Received wet.
9) Note: Possible surface contamination.
10) Note: Not building material. 1% threshold may not apply.
11) Note: Recommend TEM-NOB analysis as per EPA recommendations.
12) Note: Asbestos detected but not quantifiable.
13) Note: Multiple identical samples submitted, only one analyzed.
14) Note: Analyzed by EPA 600/R-93/116. Point Counting detection limit at 0.080%.
15) Note: Analyzed by EPA 600/R-93/116. Point Counting detection limit at 0.125%.
16) Note: This sample contains >10% vermiculite mineral. See Appendix for Recommendations for Vermiculite Analysis.

Recommendations for Vermiculite Analysis:

Several analytical protocols exist for the analysis of asbestos in vermiculite. These analytical approaches vary depending upon the nature of the vermiculite mineral being tested (e.g. un-processed gange, homogeneous exfoliated books of mica, or mixed mineral composites).Please contact your client representative for pricing and turnaround time options available.

iATL recommends initial testing using the EPA 600/R-93/116 method. This method is specifically designed for the analysis of asbestos in bulk building materials. It provides an acceptable starting point for primary screening of vermiculite for possible asbestos.

Results from this testing may be inconclusive. EPA suggests proceeding to a multi-tiered analysis involving wet separation techniques in conjunction with PLM and TEM gravimetric analysis (EPA 600/R-04/004).

For New York State customers, NYSDOH requires disclaimers and qualifiers for various vermiculite containing samples that direct analysis via ELAP198.6 and ELAP198.8 for samples that contain >10% vermiculite mineral where ELAP198.6 may be used to evaluate the asbestos content of the material. However, any test result using ELAP198.6 will be reported with the following disclaimer: “ELAP198.6 method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing >10% vermiculite.”

Further information on this method and other vermiculite and asbestos issues can be found at the following: Agency for Toxic Substances and Disease Registry (ATSDR) www.atsdr.cdc.gov, United States Geological Survey (USGS) www.minerals.usgs.gov/minerals/, US EPA www.epa.gov/asbestos. The USEPA also has an informative brochure "Current Best Practices for Vermiculite Attic Insulation" EPA 747F03001 May 2003, that may assist the health and remediation professional. NYS customers please follow current NYSDOH ELAP requirements per policy on subject of surfacing and vermiculite, May 6, 2016, Testing Requirements for Surfacing Material Containing Vermiculite (https://www.wadsworth.org/sites/default/files/WebDoc/I198_8_02_2.pdf)

The following is a summary of the analytical process outlines in the EPA 600/R-04/004 Method:

1)**Analytical Step/Method:** Initial Screening by PLM, EPA 600R-93/116
Requirements/Comments: Minimum of 0.1 g of sample. ~0.25% for most samples.

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20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 1/16/2023
Report No.: 675963 - PLM
Project: Access PEI Montague
Project No.: PE22400

2)**Analytical Step/Method:** Wet Separation by PLM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Sinks" only.

3)**Analytical Step/Method:** Wet Separation by PLM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Floats" only.

4)**Analytical Step/Method:** Wet Separation by TEM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Sinks" only.

5)**Analytical Step/Method:** Wet Separation by TEM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Suspension" only.
*With advance notice and confirmation by the laboratory.
**Approximately 1 Liter of sample in double-bagged container (~9x6 inch bag of sample).

New York State Department of Health requires that samples originating from NYS that they categorize as Non-friable Organically Bound materials can only be confirmed as None Detected for asbestos by method 198.4. See the table below for a list of those materials. (ENVIRONMENTAL LABORATORY APPROVAL PROGRAM CERTIFICATION MANUAL - ITEM No. 198.1, Revision Date 5/6/16)

*Asphalt Shingles, Caulking, Ceiling Tiles with Cellulose, Duct Wrap, Glazing, Mastic, Paint Chips, Resilient Floor Tiles, Rubberized Asbestos Gaskets, Siding Shingles, Vinyl Asbestos Tile, NOB materials (other that SM-V) with <10% vermiculite, Any material (Friable or NOB other than SM-V) with >10% vermiculite.

Statistically derived uncertainty with any measure should be taken into consideration when reviewing and interpreting all reported data and results. A more comprehensive listing of accuracy, precision, and uncertainty as it impacts this method is available upon request.

PLM Asbestos Bulk Sample Report

Client Information:	PEI Dept. of Transportation & Infrastructure Energy P.O. Box 2000, Charlottetown, PE C1A 7N8
Attn:	Derryl MacDonald
Project Location:	Access PEI - Montague, PE
Project Number:	PE8070
Date:	March 19, 2018

ALL-TECH
ENVIRONMENTAL SERVICES LIMITED

BACKGROUND: On March 9, 2018 ALL-TECH Environmental Services Limited collected nine (9) bulk material samples of drywall joint compunds in various areas within the Access PEI Building located at 41 Wood Ilsands Road in Montague, Prince Edward Island. Sampling was completed to evaluate suspect building materials for asbestos detection.

Samples were analyzed by IATL for Polarized Light Microscopy (PLM) analysis. A summary of results is listed below in Table A.

TABLE A

Sample ID	Material Description / Location	Asbestos Content (%)	Asbestos Content (%) Additional Layers	Photo
SA-01	Black door caulking / Front entry exterior	None Detected	NA	NA
SA-02	Drywall joint compound/ Vestibule 100	None Detected	NA	NA
SA-03	Drywall joint compound/ Vestibule 174	1.4% Chrysotile	NA	NA
SA-04	Drywall joint compound/ Room 111	None Detected	NA	NA
SA-05	Drywall joint compound/ Ccorridor outside Room 123	0.25% Chrysotile	NA	NA
SA-06	Drywall joint compound/ Room 134	2.2% Chrysotile	NA	NA

SA-07	**Mechanical pipe parging cement on elbow/ Staright runs fibreglass insulation Room 160**	**45% Chrysotile**	**NA**	 
SA-08	**Mechanical pipe parging cement on elbow/ Room 161**	**40% Chrysotile**	**NA**	
SA-09	**Exterior soffit board/ Exterior above main door**	**None Detected**	**NA**	

Asbestos containing material is defined under the Prince Edward Island's Occupational Health and Safety Act R.S.P.E.I. 1988, Cap. O-1.01 General Regulations as installed materials containing more than 1% asbestos by dry weight.

If you have any questions regarding this report, please do not hesitate to contact our office (902) 569-0172.

Larry Koughan, CET, CRSP
Branch Manager

Inc. lab certificate of analysis
Site Drawing with sample locations

iATL INTERNATIONAL
ASBESTOS TESTING LABORATORIES

9000 Commerce Parkway Suite B
Mt. Laurel, New Jersey 08054
Telephone: 856-231-9449
Email: customerservice@iatl.com

CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 3/15/2018
Report No.: 559329 - PLM
Project: Access PEI - Montague
Project No.: PE8070

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 6465813 | **Analyst Observation:** Black Caulk | **Location:** Front Entry
Client No.: SA-01 | **Client Description:** Door Mastic | **Facility:**

Percent Asbestos: *None Detected*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 100

Lab No.: 6465814 | **Analyst Observation:** White Joint Compound | **Location:** Vestibule 100
Client No.: SA-02 | **Client Description:** Drywall Joint Compound | **Facility:**

Percent Asbestos: *None Detected*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 100

Lab No.: 6465815 | **Analyst Observation:** White Joint Compound | **Location:** Vestibule 174
Client No.: SA-03 | **Client Description:** Drywall Joint Compound | **Facility:**

Percent Asbestos: ***PC 1.4*** *Chrysotile*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 98.6

Lab No.: 6465816 | **Analyst Observation:** Tan Joint Compound | **Location:** Room 111
Client No.: SA-04 | **Client Description:** Drywall Joint Compound | **Facility:**

Percent Asbestos: *None Detected*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 100

Lab No.: 6465817 | **Analyst Observation:** White Joint Compound | **Location:** Corridor Outside Rm 123
Client No.: SA-05 | **Client Description:** Drywall Joint Compound | **Facility:**

Percent Asbestos: ***PC 0.25*** *Chrysotile*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 99.75

Lab No.: 6465818 | **Analyst Observation:** White Joint Compound | **Location:** Room 134
Client No.: SA-06 | **Client Description:** Drywall Joint Compound | **Facility:**

Percent Asbestos: ***PC 2.2*** *Chrysotile*
Percent Non-Asbestos Fibrous Material: 2 Cellulose
Percent Non-Fibrous Material: 95.8

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 3/12/2018
Date Analyzed: 03/15/2018
Signature:
Analyst: Jeffrey Fazzo

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

iATL INTERNATIONAL
ASBESTOS TESTING LABORATORIES

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CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 3/15/2018
Report No.: 559329 - PLM
Project: Access PEI - Montague
Project No.: PE8070

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 6465819
Client No.: SA-07

Analyst Observation: Grey Pipe Material
Client Description: Mechanical Pipe Fitting Parging Cement

Location: Room 160
Facility:

Percent Asbestos:
45 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
50 Cellulose

Percent Non-Fibrous Material:
5

Lab No.: 6465820
Client No.: SA-08

Analyst Observation: Grey Pipe Material
Client Description: Mechanical Pipe Fitting Parging Cement

Location: Room 161
Facility:

Percent Asbestos:
40 *Chrysotile*

Percent Non-Asbestos Fibrous Material:
50 Cellulose

Percent Non-Fibrous Material:
10

Lab No.: 6465821
Client No.: SA-09

Analyst Observation: Grey Board
Client Description: Exterior Soffit Board

Location: Above Main Door
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
75 Cellulose

Percent Non-Fibrous Material:
25

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 3/12/2018
Date Analyzed: 03/15/2018
Signature:
Analyst: Jeffrey Fazzo

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

9000 Commerce Parkway Suite B
Mt. Laurel, New Jersey 08054
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CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 3/15/2018
Report No.: 559329 - PLM
Project: Access PEI - Montague
Project No.: PE8070

Appendix to Analytical Report

Customer Contact:
Method: US EPA 600, R93-116

This appendix seeks to promote greater understanding of any observations, exceptions, special instructions, or circumstances that the laboratory needs to communicate to the client concerning the above samples. The information below is used to help promote your ability to make the most informed decisions for you and your customers. Please note the following points of contact for any questions you may have.

iATL Customer Service: customerservice@iatl.com
iATL Office Manager: cdavis@iatl.com
iATL Account Representative: Cassie Doherty
Sample Login Notes: See Batch Sheet Attached
Sample Matrix: Bulk Building Materials
Exceptions Noted: See Following Pages

General Terms, Warrants, Limits, Qualifiers:

General information about iATL capabilities and client/laboratory relationships and responsibilities are spelled out in iATL policies that are listed at www.iATL.com and ir our Quality Assurance Manual per ISO 17025 standard requirements. The information therein is a representation of iATL definitions and policies for turnaround times, sample submittal, collection media, blank definitions, quantification issues and limit of detection, analytical methods and procedures, sub-contracting policies, results reporting options, fees, terms, and discounts, confidentiality, sample archival and disposal, and data interpretation.

iATL warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted. iATL disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. iATL accepts no legal responsibility for the purpose for which the client uses test results. Any analytical work performed must be governed by our Standard Terms and Conditions. Prices, methods and detection limits may be changed without notification. Please contact your Customer Service Representative for the most current information.

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA LAP LLC, or any agency of local, state or province governments nor of any agency of the U.S. government.

This report shall not be reproduced except in full, without written approval of the laboratory.

Information Pertinent to this Report:

Analysis by US EPA 600 93-116: Determination of Asbestos in Bulk Building Materials by Polarized Light Microscopy (PLM).

Certifications:

- NIST-NVLAP No. 101165-0
- NYSDOH-ELAP No. 11021
- AIHA-LAP, LLC No. 100188

Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analytical Methodology Alternatives: Your initial request for analysis may not have accounted for recent advances in regulatory requirements or advances in technology that are routinely used in similar situations for other qualified projects. You may have the option to explore additional analysis for further information. Below are a few options, listed as the matrix followed by the appropriate methodology. Also included are links to more information on our website.

Bulk Building Materials that are Non-Friable Organically Bound (NOB) by Gravimetric Reduction techniques employing PLM and TEM: ELAP 198.6 (PLM-NOB), ELAP 198.4 (TEM-NOB)

Loose Fill Vermiculite Insulation, Attic Insulation, Zonolite (copyright), etc.: US EPA 600 R-4/004 (multi-tiered analytical process)
Sprayed On Insulation/Fireproofing with Vermiculite (SOF-V): ELAP 198.8 (PLM-SOF-V)

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Telephone: 856-231-9449
Email: customerservice@iatl.com

CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 3/15/2018
Report No.: 559329 - PLM
Project: Access PEI - Montague
Project No.: PE8070

Soil, sludge, sediment, aggregate, and like materials analyzed for asbestos or other elongated mineral particles (ex. erionite, etc.): ASTM D7521, CARB 435, and other options available

Asbestos in Surface Dust according to one of ASTM's Methods (very dependent on sampling collection technique – by TEM): ASTM D 5755, D5756, or D6480

Various other asbestos matrices (air, water, etc.) and analytical methods are available.

Disclaimers / Qualifiers:

There may be some samples in this project that have a "NOTE:" associated with a sample result. We use added disclaimers or qualifiers to inform the client about something that requires further explanation. Here is a list with highlighted disclaimers that may be pertinent to this project. For a full explanation of these and other disclaimers, please inquire at **customerservice@iatl.com**.

1) Note: No mastic provided for analysis.
2) Note: Insufficient mastic provided for analysis.
3) Note: Insufficient material provided for analysis.
4) Note: Insufficient sample provided for QC reanalysis.
5) Note: Different material than indicated on Sample Log / Description.
6) Note: Sample not submitted.
7) Note: Attached to asbestos containing material.
8) Note: Received wet.
9) Note: Possible surface contamination.
10) Note: Not building material. 1% threshold may not apply.
11) Note: Recommend TEM-NOB analysis as per EPA recommendations.
12) Note: Asbestos detected but not quantifiable.
13) Note: Multiple identical samples submitted, only one analyzed.
14) Note: Analyzed by EPA 600/R-93/116. Point Counting detection limit at 0.080%.
15) Note: Analyzed by EPA 600/R-93/116. Point Counting detection limit at 0.125%.
16) Note: This sample contains >10% vermiculite mineral. See Appendix for Recommendations for Vermiculite Analysis.

Recommendations for Vermiculite Analysis:

Several analytical protocols exist for the analysis of asbestos in vermiculite. These analytical approaches vary depending upon the nature of the vermiculite mineral being tested (e.g. un-processed gange, homogeneous exfoliated books of mica, or mixed mineral composites).Please contact your client representative for pricing and turnaround time options available.

iATL recommends initial testing using the EPA 600/R-93/116 method. This method is specifically designed for the analysis of asbestos in bulk building materials. It provides an acceptable starting point for primary screening of vermiculite for possible asbestos.

Results from this testing may be inconclusive. EPA suggests proceeding to a multi-tiered analysis involving wet separation techniques in conjunction with PLM and TEM gravimetric analysis (EPA 600/R-04/004).

For New York State customers, NYSDOH requires disclaimers and qualifiers for various vermiculite containing samples that direct analysis via ELAP198.6 and ELAP198.8 for samples that contain >10% vermiculite mineral where ELAP198.6 may be used to evaluate the asbestos content of the material. However, any test result using ELAP198.6 will be reported with the following disclaimer: “ELAP198.6 method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing >10% vermiculite.”

Further information on this method and other vermiculite and asbestos issues can be found at the following: Agency for Toxic Substances and Disease Registry (ATSDR) www.atsdr.cdc.gov, United States Geological Survey (USGS) www.minerals.usgs.gov/minerals/, US EPA www.epa.gov/asbestos. The USEPA also has an informative brochure "Current Best Practices for Vermiculite Attic Insulation" EPA 747F03001 May 2003, that may assist the health and remediation professional.

The following is a summary of the analytical process outlines in the EPA 600/R-04/004 Method:

1)**Analytical Step/Method:** Initial Screening by PLM, EPA 600R-93/116
Requirements/Comments: Minimum of 0.1 g of sample. ~0.25% LOQ for most samples.

2)**Analytical Step/Method:** Wet Separation by PLM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Sinks" only.

3)**Analytical Step/Method:** Wet Separation by PLM Gravimetric Technique, EPA R-04/004

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CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 3/15/2018
Report No.: 559329 - PLM
Project: Access PEI - Montague
Project No.: PE8070

Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Floats" only.

4)**Analytical Step/Method:** Wet Separation by TEM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Sinks" only.

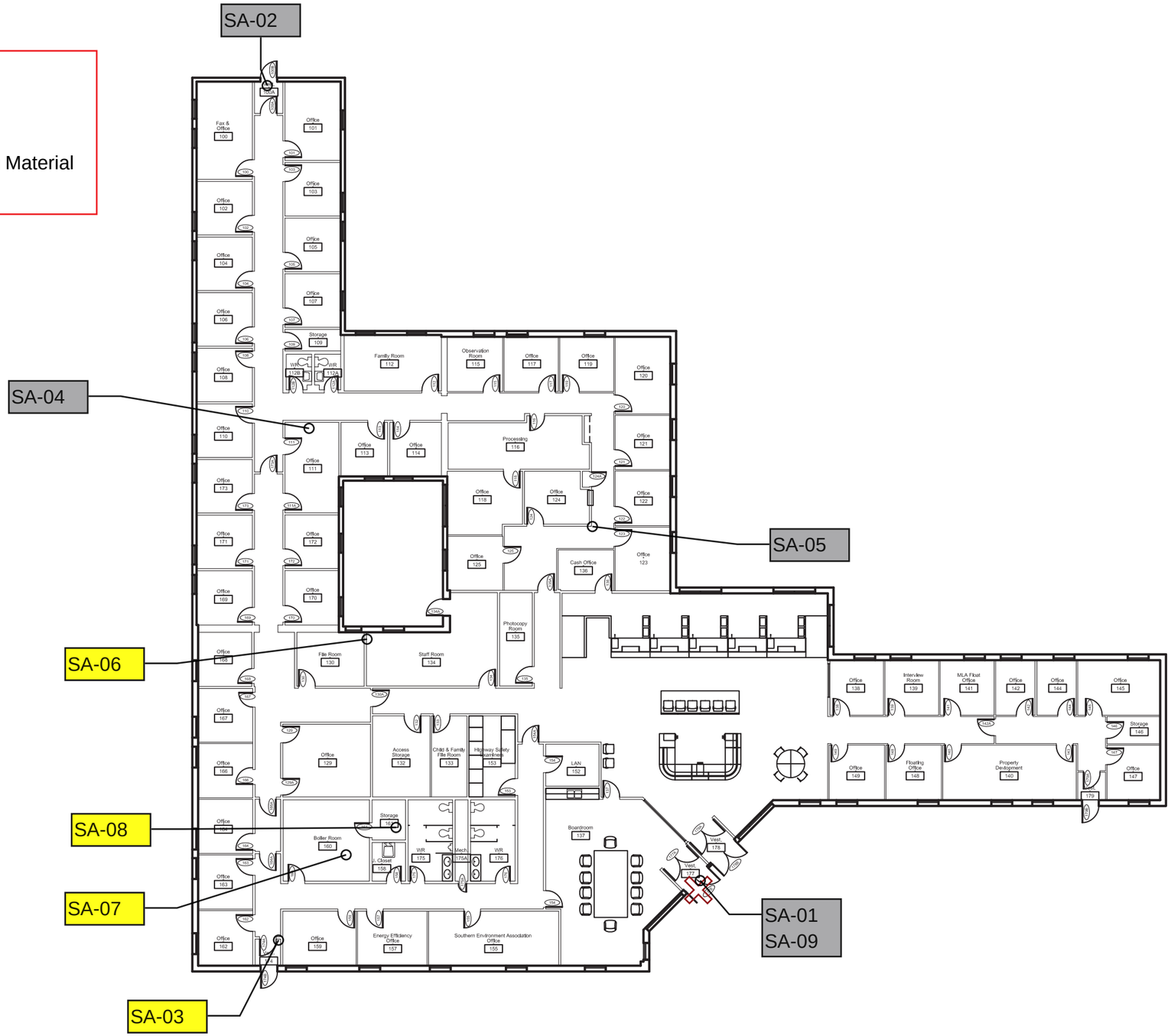
5)**Analytical Step/Method:** Wet Separation by TEM Gravimetric Technique, EPA R-04/004
Requirements/Comments: Minimum 50g** of dry sample. Analysis of "Suspension" only.

LOQ, Limit of Quantitation estimates for mass and volume analyses.
*With advance notice and confirmation by the laboratory.
**Approximately 1 Liter of sample in double-bagged container (~9x6 inch bag of sample).

LEDGER M AEC

Sample location -
Non Asbestos

Sample location -
Asbestos Containing Material



Prince Edward Island
CANADA

Transportation and Infrastructure Renewal

Tel 902 368 5100
Fax 902 569 0590
http://www.gov.pe.ca/

PO Box 2000
Charlottetown
Prince Edward Island
Canada C1A 7N8

A = Detail #
BB = Sheet # (Where Detail Required)
CC = Sheet # (Where Detailed)

Project Title :	*Access PEI - Montague*	Scale : 1:100	Design By : --
		Drawn By : W. Kelly-Clark	Date : July 2014
Drawing Title :	*Main Floor Plan*	Project No.: *3680 - ###*	Drawing No.: *1* of *1*

V:\BLDGS\3680\CAS FND\3680 FLOOR PLAN.DWG

APPENDIX II

Laboratory Certificate of Analysis – Lead Paint Samples

iATL INTERNATIONAL
ASBESTOS TESTING LABORATORIES

9000 Commerce Parkway Suite B
Mt. Laurel, New Jersey 08054
Telephone: 856-231-9449
Email: customerservice@iatl.com

CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
Bedford NS B4A 2Z5

Client: ALL131

Report Date: 1/13/2023
Report No.: 675939 - Lead Paint
Project: Access PEI Montague
Project No.: PE22400

LEAD PAINT SAMPLE ANALYSIS SUMMARY

Lab No.: 7550534 **Description:** **Result (% by Weight):** <0.0071
Client No.: AMP-01 **Location:** Exterior - Beige Paint **Result (ppm):** <71
Comments: ***

Lab No.: 7550535 **Description:** **Result (% by Weight):** <0.0065
Client No.: AMP-02 **Location:** Exterior - White Cream Color **Result (ppm):** <65
Comments: ***

Lab No.: 7550536 **Description:** **Result (% by Weight):** <0.0069
Client No.: AMP-03 **Location:** Beige Door Trims **Result (ppm):** <69
Comments: ***

Lab No.: 7550537 **Description:** **Result (% by Weight):** <0.0087
Client No.: AMP-04 **Location:** White Wall Paint **Result (ppm):** <87
Comments:

Lab No.: 7550538 **Description:** **Result (% by Weight):** <0.0076
Client No.: AMP-05 **Location:** Boiler - Grey Floor Paint **Result (ppm):** <76
Comments: ***

Lab No.: 7550539 **Description:** **Result (% by Weight):** <0.0094
Client No.: AMP-06 **Location:** Light Brown Wall **Result (ppm):** <94
Comments: ***

Please refer to the Appendix of this report for further information regarding your analysis.

Date Received: 1/9/2023
Date Analyzed: 01/13/2023
Signature: Chad Shaffer
Analyst: Chad Shaffer

Approved By: Frank E. Ehrenfeld, III
Laboratory Director

9000 Commerce Parkway Suite B
Mt. Laurel, New Jersey 08054
Telephone: 856-231-9449
Email: customerservice@iatl.com

CERTIFICATE OF ANALYSIS

Client:	ALL-TECH Environmental Services Limited	Report Date:	1/13/2023
	20 Duke St.,Suite 109	Report No.:	675939 - Lead Paint
	Bedford NS B4A 2Z5	Project:	Access PEI Montague
		Project No.:	PE22400
Client:	ALL131		

Appendix to Analytical Report:

Customer Contact:
Method: ASTM D3335-85a, US EPA SW846 3050B:7000B

This appendix seeks to promote greater understanding of any observations, exceptions, special instructions, or circumstances that the laboratory needs to communicate to the client concerning the above samples. The information below is used to help promote your ability to make the most informed decisions for you and your customers. Please note the following points of contact for any questions you may have.

iATL Customer Service: customerservice@iatl.com
iATL Office Manager:wchampion@iatl.com
iATL Account Representative: Semih Kocahasan
Sample Login Notes: See Batch Sheet Attached
Sample Matrix: Paint
Exceptions Noted: See Following Pages

General Terms, Warrants, Limits, Qualifiers:

General information about iATL capabilities and client/laboratory relationships and responsibilities are spelled out in iATL policies that are listed at www.iATL.com and ir our Quality Assurance Manual per ISO 17025 standard requirements. The information therein is a representation of iATL definitions and policies for turnaround times, sample submittal, collection media, blank definitions, quantification issues and limit of detection, analytical methods and procedures, sub-contracting policies, results reporting options, fees, terms, and discounts, confidentiality, sample archival and disposal, and data interpretation.

iATL warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted. iATL disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. iATL accepts no legal responsibility for the purpose for which the client uses test results. Any analytical work performed must be governed by our Standard Terms and Conditions. Prices, methods and detection limits may be changed without notification. Please contact your Customer Service Representative for the most current information.

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA LAP LLC, or any agency of local, state or province governments nor of any agency of the U.S. government.

Information Pertinent to this Report:

Analysis by ASTM D3335-85a by AAS

Certification:
- National Lead Laboratory Program (NLLAP): AIHA-LAP, LLC No. 100188
- NYSDOH-ELAP No. 11021

This report meets the standards set forth in the EPA's National Lead Laboratory Accreditation Program (NLLAP) through the Laboratory Quality System Requirements (LQSR) Revision 3.0 November 5, 2007. All Environmental Lead Proficiency Analytical Testing (ELPAT) is through the AIHA-PAT established program.

Regulatory limit is 0.5% lead by weight (EPA/HUD guidelines). Recommend multiple sampling for all samples less than regulatory limit for confirmation.
All results are based on the samples as received at the lab. iATL assumes that appropriate sampling methods have been used and that the data upon which these results are based have been accurately supplied by the client.
Method Detection Limit (MDL) per EPA Method 40CFR Part 136 Apendix B.
Reporting Limit (RL) based upon Lowest Standard Determined (LSD) in accordance with AIHA-ELLAP policies.
LSD=0.2 ppm MDL=0.006% by weight. RL= 0.010% by weight (based upon 100 mg sampled).

Disclaimers / Qualifiers:

There may be some samples in this project that have a "NOTE:" associated with a sample result. We use added disclaimers or qualifiers to inform the client about something that requires further explanation. Here is a complete list with highlighted disclaimers pertinent to this project. For a full explanation of these and other disclaimers, please inquire at **customerservice@iatl.com.**

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Telephone: 856-231-9449
Email: customerservice@iatl.com

CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited
20 Duke St.,Suite 109
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Client: ALL131

Report Date: 1/13/2023
Report No.: 675939 - Lead Paint
Project: Access PEI Montague
Project No.: PE22400

* Insufficient sample provided to perform QC reanalysis (<200 mg)
** Not enough sample provided to analyze (<50 mg)
*** Matrix / substrate interference possible.

< less than sign, signifies none-detected below the empirical value based upon sub-sampled mass. This is often below the Reporting Limit (see above).

APPENDIX III

Site Drawings with sample locations and ACM locations

Drywall joint compounds confirmed as ACM in one location. Previous reports also indicate ACM joint compound samples. Therefore, other drywall joint compounds to be presumed asbestos containing unless additional sampling proves otherwise.

Public Works and Procurement Canada | Services publics et Approvisionnement Canada

ASBESTOS SURVEY BY

ALL-TECH
ENVIRONMENTAL SERVICES LIMITED
162 TRIDER CRESCENT
DARTMOUTH, NOVA SCOTIA
B3B 1R6

ASBESTOS LEGEND

- = CEILING
- = FLOOR
- = CEILING AND FLOOR
- = UNSURVEYED AREA
- [A] = APPLIANCE
- [M] = MECHANICAL
- [P] = PIPE MATERIAL
- [D] = DUCT WORK
- [E] = ELECTRICAL
- = ACM WALL
- = LEAD PAINT WALL
- AM-00 = SAMPLE NUMBER ASBESTOS DETECTED
- AM-00 = SAMPLE NUMBER ASBESTOS NOT DETECTED
- AMP-00 = SAMPLE NUMBER LEAD DETECTED
- AMP-00 = SAMPLE NUMBER LEAD NOT DETECTED

projet

PE22400
ACCESS PEI MONTAGUE
41 WOODS ISLANES RD
MONTAGUE, PEI

Drawing / dessin

ACCESS PEI MONTAGUE
MAIN FLOOR

Designed	I.K	concu	
Date	FEB_2023		
Drawn	AJH	dessine	
Date	MAR_2023		

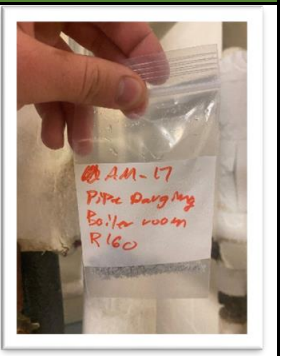
NOTE:
THIS DRAWING SHOULD BE USED FOR REFERENCE PURPOSES ONLY REFER TO THE ASBESTOS AND LEAD SURVEYS FOR THE ROOM BY ROOM DATE FOR SPECIFIC DETAILS

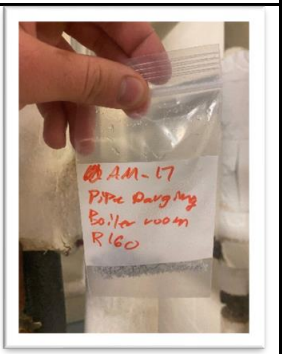
Scale	1 OF 1	
Scale	NOT TO SCALE	
Revisions		Date

APPENDIX IV

Summary of ACM conditions report

Access PEI - Montague - Summary of ACM Pipe Conditions Report (2022)

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated number of units	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
	Corridor	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	4	F	C		**3**	
100	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	6	F	C		**3**	
101	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
102	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
103	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
104	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
105	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
106	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
107	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
108	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
110	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	2	F	C		**3**	
111	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	3	F	C		**3**	

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated number of units	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
112	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	4	F	C		**3**	
113	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	5	F	C		**3**	
116	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	1	F	C		**3**	
125	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	6	F	C		**3**	
129	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	8	F	C		**3**	
135	office	VAM-17	Parging cement on pipe fittings	Chrysotile 75%	5	F	C		**3**	
137	Boardroom	AM-30	Parging cement on fittings	Chrysotile 75%	12	F	C		**3**	
138	office	VAM-30	Parging cement on fittings	Chrysotile 75%	4	F	C		**3**	
146	office	VAM-30	Parging cement on fittings	Chrysotile 75%	10	F	C	poor	**3**	
152	office	VAM-30	Parging cement on fittings	Chrysotile 75%	13	F	C		**3**	
159	office	VAM-30	Parging cement on fittings	Chrysotile 75%	8	F	C		**3**	
160	Boiler Room	AM-17	Parging cement on fittings	Chrysotile 75%	30	F	C		**3**	

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated number of units	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
161	office	VAM-30	Parging cement on fittings	Chrysotile 75%	4	F	C		**3**	
162	office	VAM-30	Parging cement on fittings	Chrysotile 75%	6	F	C		**3**	
169	office	VAM-30	Parging cement on fittings	Chrysotile 75%	3	F	C		**3**	
170	office	VAM-30	Parging cement on fittings	Chrysotile 75%	2	F	C		**3**	
171	office	VAM-30	Parging cement on fittings	Chrysotile 75%	1	F	C		**3**	
172	office	VAM-30	Parging cement on fittings	Chrysotile 75%	4	F	C		**3**	
175	Washroom	AM-31	Parging cement on fittings.	Chrysotile 30%	20	F	C		**3**	
175A	Pipe chase	AM-11 AM-12 AM-13	Parging cement on fittings.	Chrysotile 75%	30	F	C		**3**	
176	Washroom	VAM-11	Parging cement on fittings.	Chrysotile 75%		F	C		**3**	

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated number of units	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
	Service counter	VAM-11	Parging cement on fittings.	Chrysotile 75%	40	F	C		**3**	

LEGEND

Sample Number Identifiers	
AM-##	actual sample number
VAM-##	visually identified same as this sample number

Units	
EA	Each
m	meters
m2	square metres
m3	cubic metres
PACM	presumed asbestos containing material

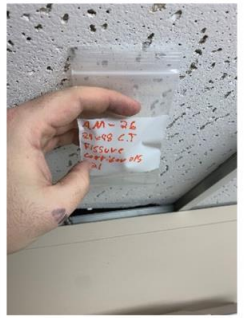
ASSSESSMENT CODES

ACCESS		***CONDITION***	
A	Accessible to all building occupants	**GOOD**	ACM is completely covered and/or exhibits no evidence of damage or deterioration
B	Accessible to maintenance and operations staff without a ladder	**FAIR**	Minor penetrating damage to ACM (cuts, tears, nicks, deterioration, or delamination).
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	**POOR**	ACM is damaged, deteriorated or delaminated
D	Not normally accessible		

ACTION CODES

1	Immediate Clean-up of Debris that is likely to be disturbed.	**4**	ACM repair
2	ACM Removal required for compliance.	**5**	Continued management and surveillance.
3	Proactive ACM Removal.		

Access PEI - Montague - Summary of ACM Ceiling tiles Conditions Report (2022)

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated Volume or Area	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
	Corridor	AM-01 AM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	15.6 m2	F	C	Good	**5**	
102	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
103	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
106	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
107	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	2.23 m2	F	C	Good	**5**	
112	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
114	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
115	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
117	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated Volume or Area	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
118	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
119	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
120	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
121	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
122	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
123	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	2.23 m2	F	C	Good	**5**	
124	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
125	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	8.9 m2	F	C	Good	**5**	
129	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	4.46 m2	F	C	Good	**5**	
130	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
132	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
134	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	2.97 m2	F	C	Good	**5**	
135	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
137	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
138	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated Volume or Area	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
139	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
141	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	3.71 m2	F	C	Good	**5**	
142	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	2.97 m2	F	C	Good	**5**	
144	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
145	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	2.23 m2	F	C	Good	**5**	
146	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
147	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
153	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
155	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	3.71 m2	F	C	Good	**5**	
157	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
159	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	2.23 m2	F	C	Good	**5**	
162	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	2.23 n2	F	C	Good	**5**	
163	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
164	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	4.46 m2	F	C	Good	**5**	
166	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	2.23 m2	F	C	Good	**5**	

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated Volume or Area	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
167	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
168	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	1.49 m2	F	C	Good	**5**	
170	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
171	office	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	0.75 m2	F	C	Good	**5**	
175	washroom	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	10.78 m2	F	C	Good	**5**	
176	washroom	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	10.78 m2	F	C	Good	**5**	
	Service counter	VAM-01 VAM-26	24" x 48" fissure ceiling tile	Chrysotile 1.2- 1.5% Amosite 2.4%	4.46 m2	F	C	Good	**5**	

LEGEND

Sample Number Identifiers	
AM-##	actual sample number
VAM-##	visually identified same as this sample number

Units	
EA	Each
m	meters
m2	square metres
m3	cubic metres
PACM	presumed asbestos containing material

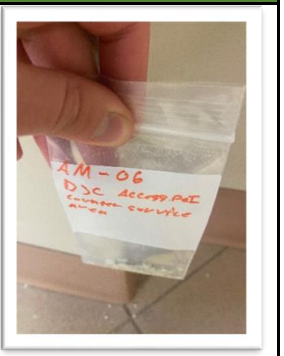
ASSSESSMENT CODES

ACCESS		***CONDITION***	
A	Accessible to all building occupants	**GOOD**	ACM is completely covered and/or exhibits no evidence of damage or deterioration
B	Accessible to maintenance and operations staff without a ladder	**FAIR**	Minor penetrating damage to ACM (cuts, tears, nicks, deterioration, or delamination).
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	**POOR**	ACM is damaged, deteriorated or delaminated
D	Not normally accessible		

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated Volume or Area	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo

ACTION CODES			
1	Immediate Clean-up of Debris that is likely to be disturbed.	**4**	ACM repair
2	ACM Removal required for compliance.	**5**	Continued management and surveillance.
3	Proactive ACM Removal.		

Access PEI - Montague - Summary of ACM Joint Compound Conditions Report (2022)

Room No.	Description	Sample No.	Material description	Asbestos Type & Content (%)	Estimated number of units	Friable (F) Non-friable (NF)	Access	Condition	Action Code (refer to legend)	Photo
	Service counter	AM-06	Dywall joint compounds	Chrysotile 1.8%		F	A	good	**5**	

*** All other drywall areas treated as presumed asbestos containing or have additional testing completed in those areas at the time of planned work****

LEGEND

Sample Number Identifiers	
AM-##	actual sample number
VAM-##	visually identified same as this sample number

Units	
EA	Each
m	meters
m2	square metres
m3	cubic metres
PACM	presumed asbestos containing material

ASSSESSMENT CODES

ACCESS		***CONDITION***	
A	Accessible to all building occupants	**GOOD**	ACM is completely covered and/or exhibits no evidence of damage or deterioration
B	Accessible to maintenance and operations staff without a ladder	**FAIR**	Minor penetrating damage to ACM (cuts, tears, nicks, deterioration, or delamination).
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	**POOR**	ACM is damaged, deteriorated or delaminated
D	Not normally accessible		

ACTION CODES

1	Immediate Clean-up of Debris that is likely to be disturbed.	**4**	ACM repair
2	ACM Removal required for compliance.	**5**	Continued management and surveillance.
3	Proactive ACM Removal.		

APPENDIX V

Summary of other Hazardous Materials report

Access PEI Montague - Summary of Hazardous Materials Report (2022)

Silica

Room No.	Location	Sample No.	Material	Comments	Photo
NA	Exterior slab; masonry	NA	Concrete foundation slab and brick masonry and mortars.		