



HAZARDOUS MATERIALS ASSESSMENT
Mona Wilson Health Centre
55 McGill Avenue,
Charlottetown, PE

Prepared For:

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

January 27, 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 Mona Wilson Health Centre located at 55 McGill Avenue in Charlottetown, 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 started in December 2022 with additional work and follow ups complete 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 A 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.

Asbestos containing straight run pipe insulation as well the parging cement on fittings noted in the basement area was noted in fair to poor condition and has been identified in the Summary of ACM conditions and action report in Appendix IV and shall require action to bring conditions to acceptable conditions. Additional floor plans have been added in Appendix III to assist in locating these areas.

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.

Other hazardous materials identified through sampling or visual assessment are noted in section 4 and are summarized in Appendix V.

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
Mona Wilson Building

<i>Hazardous Materials</i>	<i>Description / Comments</i>	<i>Safe Handling Requirements</i>	<i>Disposal Requirements</i>
ASBESTOS	Asbestos containing floor coverings. (vinyl sheet floorings)	Licensed contractor to obtain work permit prior to handling from PEI Dept. of WCB/OSH Division and all other pertinent sections of the <i>Occupational Health and Safety Act</i> R.S.P.E.I.	Regulatory approval from PEIELJ Disposal at approved facility such as EPWFMF in Wellington, PEI
	Asbestos containing mechanical insulation (Straight run aircell pipe insulation – poor condition)		
	Asbestos containing mechanical insulation (Parging cement on mechanical pipe fittings)		
LEAD PAINT	White paint on exterior wood trim	TDG – manifest Trained personnel in the safe handling of lead coated surfaces and all other pertinent sections of the <i>Occupational Health and Safety Act</i> R.S.P.E.I	Regulatory approval from PEIELJ Additional analysis required for TCLP for disposal purposes, if required.
	Light green paint on exterior siding		
	Grey wall paint on basement stairwell		
SILICA	Presumed in the following building components: <ul style="list-style-type: none"> • Poured or pre-cast concrete (basement) • Masonry and mortar • Plaster 	Trained personnel in the safe handling of silica dust and all other pertinent sections of the <i>Occupational Health and Safety Act</i> R.S.P.E.I	Regulatory approval from PEIELJ
MERCURY	fluorescent lamp tubes	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.

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:	December 22, 2022
Client Name:	PEI Department of Transportation & Infrastructure
Address:	Mona Wilson Health Centre 55 McGill Avenue Charlottetown, PE

1 INTRODUCTION

ALL-TECH Environmental Services Limited was contracted by the PEI Department of Transportation & Infrastructure (DTI) to conduct a hazardous material assessment for Mona Wilson Health Centre located at 55 McGill Avenue in Charlottetown, 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 started in December 2022 with additional work and follow ups complete 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.

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	Health PEI government offices
Number of Floors	2 floors plus basement
Total Area	Approximately 991 m ²
Year of Construction	1945
Structure	Wood, concrete
Exterior Cladding	Wood
HVAC	NA
Roof	Not assessed
Flooring	Vinyl sheet flooring, vinyl floor tiles , carpet
Interior Walls	Plaster and drywall
Ceilings	Plaster 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	<ul style="list-style-type: none"> ▪ <i>Occupational Health and Safety Act R.S.P.E.I.</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. ▪ <i>Environmental Protection Act Chapter E-9 Waste Management Regulations</i>, Prince Edward Island ▪ Transportation of Dangerous Goods Act (TDGA)
LEAD	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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) 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 9(revised), 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 forty-four (44) bulk material samples were collected within the building during the survey. Some of these samples such as tile floor coverings and plasters were separated and a total of seventy (70) samples were analyzed. Of the 70 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 items sampled and ACM materials identified are itemized in each sub-section below.

4.1.1 Texture Coat Finishes

Texture coat finishes were not observed or reported	
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4.1.2 Pipe Insulation

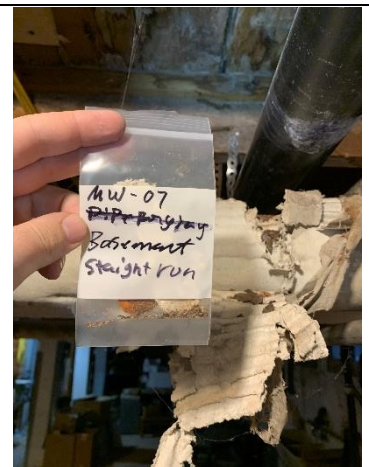
ACM material

ACM parging cement is present on pipe fittings as identified through various samples in the basement level. A total of five (5) parging cement samples were collected and all were found to contain **25% Chrysotile Asbestos**.

Straight sections of pipe are insulated with aircell pipe insulation as identified through various samples in the basement level. A total of three (3) pipe insulation samples were collected and all were found to contain **30% Chrysotile Asbestos**.



ACM Parging cement on pipe fittings



ACM Straight run aircell insulation

4.1.3 Duct Insulation and Mastic

No insulated ducts were observed or reported.

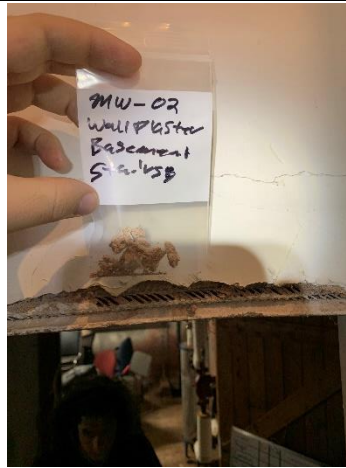
4.1.4 Mechanical Equipment Insulation

No mechanical equipment insulations were observed or reported.

4.1.5 Plaster and Stucco

Plaster walls and ceiling were noted and sampled in various random locations throughout the building. Representative sampling was completed on each floor of the building.

A total of seventeen (17) plaster samples were collected with both the white scratch coat and underlying base coats analyzed. None of the samples were found to contain asbestos.

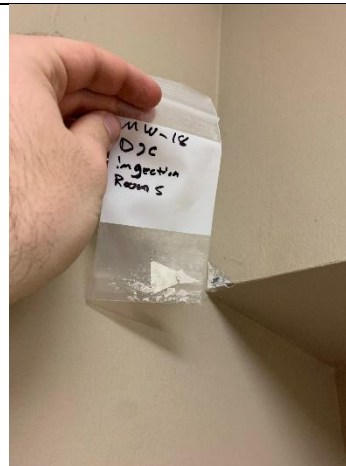


4.1.6 Drywall Joint Compound


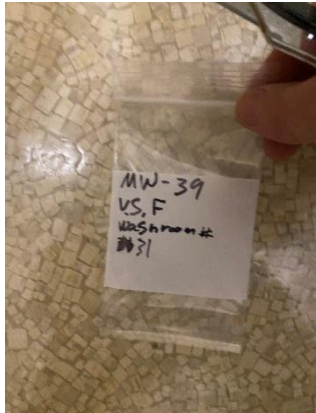
Drywall joint compound walls and ceilings were noted and sampled in various random locations throughout the building.

Representative sampling was completed on each floor of the building.

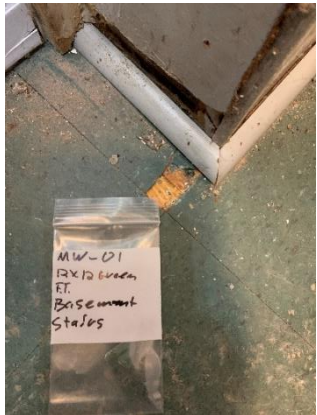
A total of six (6) joint compound samples were collected during the assessment. None of the samples were found to contain asbestos.

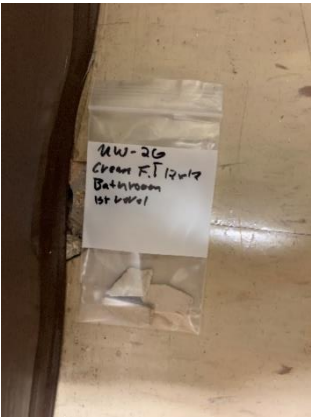
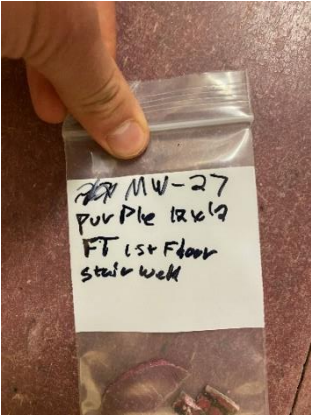


4.1.7 Vinyl Sheet Flooring

Sample No.:	Flooring Description	Location	Asbestos Type / Content (%)	Photo
MW-26	Tan colour vinyl sheet flooring	1 st floor Office 20 washroom	15% Chrysotile ACM	
MW-39	Tan colour vinyl sheet flooring	2 nd Washroom 31	15% Chrysotile ACM	

4.1.8 Vinyl Floor Tiles

Sample No.:	Flooring Description	Location	Asbestos Type / Content (%)	Photo
MW-01	12" x 12" green vinyl floor tile with yellow mastic	Basement stairs	None Detected in floor tile or mastic	

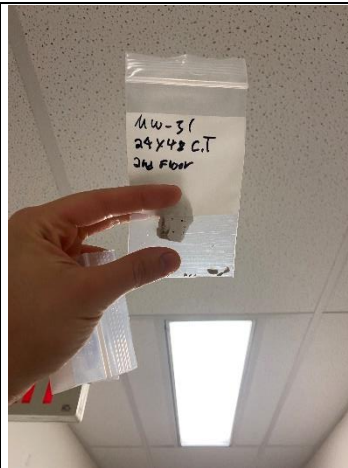
MW-20	12" x 12" cream vinyl floor tile	1 st floor washroom 9	None Detected	
MW-27	12" x 12" purple vinyl floor tile with black mastic	1 st floor stairwell	None Detected in floor tile or mastic	

4.1.9 Ceiling Tiles

In-lay acoustic fissure ceiling tiles were observed and sampled in various random locations throughout the building.

The ceiling tiles were observed as like materials throughout.

A total of six (6) fissure design ceiling tiles were collected during the assessment. None of the samples were found to contain asbestos.



4.1.10 Other Building Materials

Brown particle board was observed and sampled from the attic location. 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

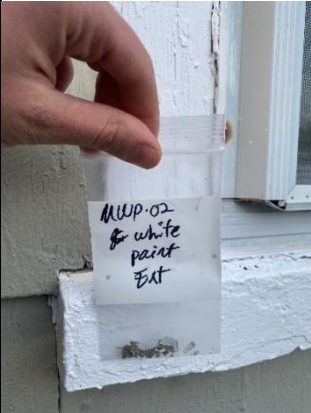
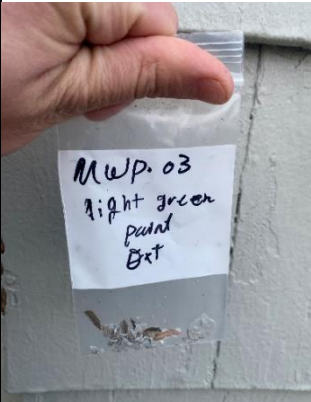
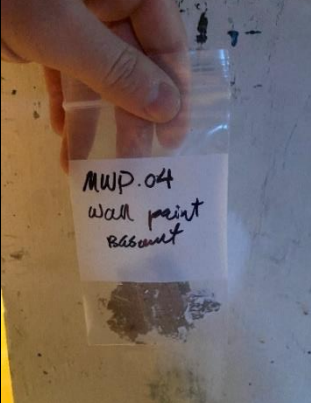
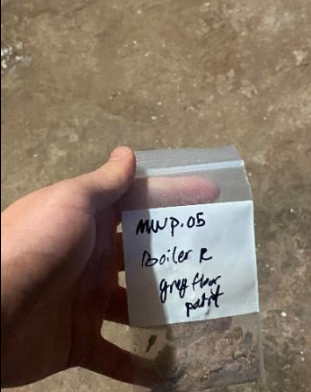
4.2 LEAD-BASED PAINTS

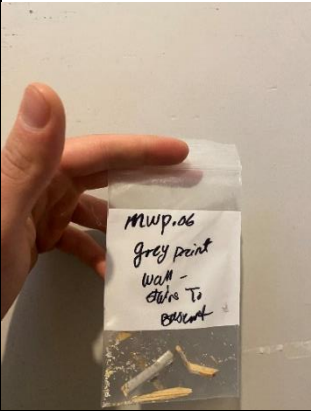

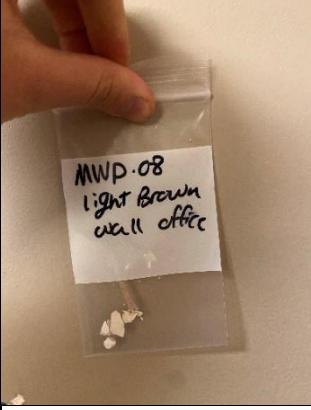
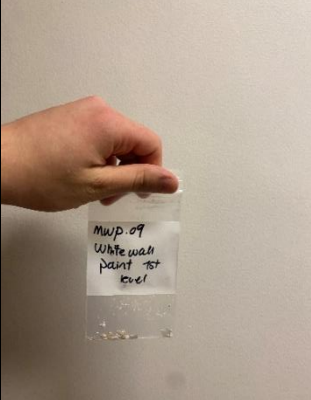
Based on the age of the buildings, lead based paints were sampled. A total of ten (10) painted surface coatings were sampled within the building and sent to the laboratory for analysis for lead in paint.

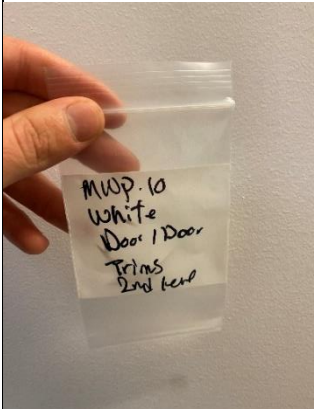
Based on the assessment findings, three (3) of the paint layers sampled exceeded CEPA guidelines of 0.06 percent by weight for surface coating materials.

Laboratory analysis certificate is presented in Appendix II.

Sample No.:	Colour / Substrate Description	Location	Lead Content (%)	Photo
MWP-01	Grey paint / Steps	Exterior	< 0.0052	

MWP-02	White paint / Wood trim	Exterior	0.53	
MWP-03	Light green paint / Wood siding	Exterior	2.4	
MWP-04	White wall paint	Basement	< 0.0071	
MWP-05	Grey floor paint / Concrete floor	Basement Boiler Room	0.0038	

MWP-06	Grey wall paint	Basement stairwell	0.11	
MWP-07	White paint / Wood door trim	1 st floor	< 0.018	
MWP-08	Light brown wall paint	1 st floor office #4	0.0073	
MWP-09	White wall paint	1 st floor corridor	0.047	

MWP-10	White paint / Wood door trim	2 nd floor	< 0.015	
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4.3 POLYCHLORINATED BIPHENYLS (PCB's)

Newer in-lay light fixtures were observed in the corridors of the building. Other lights present were non ballast containing. 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.

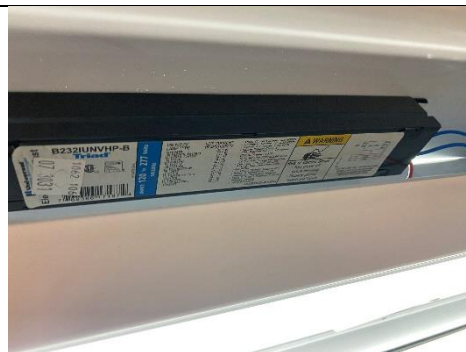


Photo 1



Photo 2

Photo 1 – Philips Lamp Ballasts – Serial No.: R2S40-TPC Ballast marked as No PCB's.

Photo 2 – Typical light fixtures for these ballasts.



Photo 1



Photo 2

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 (basement)
- Masonry and mortar
- Plaster

4.6 MERCURY

4.6.1 Lighting

Mercury vapour is present in fluorescent lamp tubes.

4.6.2 Mercury Containing Devices

No mercury containing thermostats ampules were reported.

5 SUMMARY OF HAZARDOUS MATERIALS

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.

Asbestos containing straight run pipe insulation as well the parging cement on fittings noted in the basement area was noted in fair to poor condition and has been identified in the Summary of ACM conditions and action report in Appendix IV and shall require action to bring conditions to acceptable conditions. Additional floor plans have been added in Appendix III to assist in locating these areas.

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.

Other hazardous materials identified through sampling or visual assessment are noted in section 4 and are summarized in Appendix V.

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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Mona Wilson Building

<i>Hazardous Materials</i>	<i>Description / Comments</i>	<i>Safe Handling Requirements</i>	<i>Disposal Requirements</i>
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	Asbestos containing mechanical insulation (Straight run aircell pipe insulation – poor condition)		
	Asbestos containing mechanical insulation (Parging cement on mechanical pipe fittings)		
LEAD PAINT	White paint on exterior wood trim	TDG – manifest Trained personnel in the safe handling of lead coated surfaces	Regulatory approval from PEIELJ

	Light green paint on exterior siding	and all other pertinent sections of the <i>Occupational Health and Safety Act</i> R.S.P.E.I	Additional analysis required for TCLP for disposal purposes, if required.
	Grey wall paint on basement stairwell		
MERCURY	fluorescent lamp tubes	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: <ul style="list-style-type: none"> • Poured or pre-cast concrete (basement) • Masonry and mortar • Plaster 	Trained personnel in the safe handling of silica dust and all other pertinent sections of the <i>Occupational Health and Safety Act</i> 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. 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



APPENDIX I

Laboratory Certificate of Analysis – Asbestos PLM Samples

CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited 20 Duke St., Suite 109 Bedford NS B4A 2Z5	Report Date: 1/6/2023 Report No.: 675578 - PLM Project: Mona Wilson Health Centre Project No.: PE22400
Client: ALL131	

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547070 Client No.: MW-01 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Green Floor Tile Client Description: 12x12 Green Floor Tile <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Basement Stairs Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7547070(L2) Client No.: MW-01 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Yellow Mastic Client Description: 12x12 Green Floor Tile <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Basement Stairs Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7547071 Client No.: MW-02 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Grey Plaster Client Description: Wall Plaster <u>Percent Non-Asbestos Fibrous Material:</u> 2 Hair	Location: Basement Stairs Facility: <u>Percent Non-Fibrous Material:</u> 98
Lab No.: 7547071(L2) Client No.: MW-02 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: White Plaster Client Description: Wall Plaster <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Basement Stairs Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7547072 Client No.: MW-03 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Basement Stairs Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7547072(L2) Client No.: MW-03 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: White Plaster Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Basement Stairs Facility: <u>Percent Non-Fibrous Material:</u> 100

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

Date Received: 12/30/2022
Date Analyzed: 01/06/2023
Signature:
Analyst: Aidan Becker

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547072(L3)	Analyst Observation: Grey Plaster	Location: Basement Stairs
Client No.: MW-03	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	2 Hair	98

Lab No.: 7547073	Analyst Observation: Brown Plaster	Location: Basement
Client No.: MW-04	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	2 Hair	98


Lab No.: 7547073(L2)	Analyst Observation: White Plaster	Location: Basement
Client No.: MW-04	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

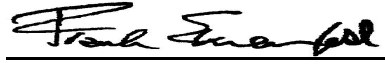
Lab No.: 7547074	Analyst Observation: Grey Plaster	Location: Basement
Client No.: MW-05	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	2 Hair	98

Lab No.: 7547074(L2)	Analyst Observation: White Plaster	Location: Basement
Client No.: MW-05	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7547075	Analyst Observation: Grey Plaster	Location: Basement
Client No.: MW-06	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	2 Hair	98

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

Date Received: 12/30/2022
Date Analyzed: 01/06/2023
Signature: 
Analyst: Aidan Becker

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547075(L2) **Analyst Observation:** White Plaster **Location:** Basement
Client No.: MW-06 **Client Description:** Wall Plaster **Facility:**
Percent Asbestos: **Percent Non-Asbestos Fibrous Material:** **Percent Non-Fibrous Material:**
None Detected None Detected 100

Lab No.: 7547076 **Analyst Observation:** White Insulation **Location:** Basement
Client No.: MW-07 **Client Description:** Straight Run **Facility:**
Percent Asbestos: **Percent Non-Asbestos Fibrous Material:** **Percent Non-Fibrous Material:**
30 Chrysotile None Detected 70

Lab No.: 7547077 **Analyst Observation:** Off-White Insulation **Location:** Boiler Room
Client No.: MW-08 **Client Description:** Pipe Parging **Facility:**
Percent Asbestos: **Percent Non-Asbestos Fibrous Material:** **Percent Non-Fibrous Material:**
25 Chrysotile None Detected 75

Sample received wet


Lab No.: 7547078 **Analyst Observation:** Off-White Insulation **Location:** Boiler Room
Client No.: MW-09 **Client Description:** Pipe Parging **Facility:**
Percent Asbestos: **Percent Non-Asbestos Fibrous Material:** **Percent Non-Fibrous Material:**
25 Chrysotile None Detected 75

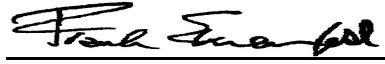
Sample received wet

Lab No.: 7547079 **Analyst Observation:** White Insulation **Location:** Boiler Room
Client No.: MW-10 **Client Description:** Straight Run Pipe Insulation **Facility:**
Percent Asbestos: **Percent Non-Asbestos Fibrous Material:** **Percent Non-Fibrous Material:**
30 Chrysotile None Detected 70

Lab No.: 7547080 **Analyst Observation:** White Insulation **Location:**
Client No.: MW-11 **Client Description:** Straight Run Pipe Insulation **Facility:**
Percent Asbestos: **Percent Non-Asbestos Fibrous Material:** **Percent Non-Fibrous Material:**
30 Chrysotile None Detected 70

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

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Signature: 
Analyst: Aidan Becker

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

Client: ALL131

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547081
Client No.: MW-12
Analyst Observation: Grey Insulation
Client Description: Pipe Parging Elbow
Location: Basement
Facility:
Percent Asbestos: *25 Chrysotile*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 75

Sample received wet

Lab No.: 7547082
Client No.: MW-13
Analyst Observation: Grey Insulation
Client Description: Elbow Pipe Parging
Location: Basement
Facility:
Percent Asbestos: *25 Chrysotile*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 75

Sample received wet

Lab No.: 7547083
Client No.: MW-14
Analyst Observation: Grey Insulation
Client Description: Elbow Pipe Parging
Location: Basement
Facility:
Percent Asbestos: *25 Chrysotile*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 75


Sample received wet

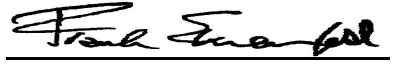
Lab No.: 7547084
Client No.: MW-15
Analyst Observation: Grey Plaster
Client Description: Wall Plaster
Location: Office 2
Facility:
Percent Asbestos: *None Detected*
Percent Non-Asbestos Fibrous Material: 2 Hair
Percent Non-Fibrous Material: 98

Lab No.: 7547084(L2)
Client No.: MW-15
Analyst Observation: White Plaster
Client Description: Wall Plaster
Location: Office 2
Facility:
Percent Asbestos: *None Detected*
Percent Non-Asbestos Fibrous Material: None Detected
Percent Non-Fibrous Material: 100

Lab No.: 7547085
Client No.: MW-16
Analyst Observation: White Ceiling Tile
Client Description: 24x48 Ceiling Tile
Location: 1st Floor-Hallway
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: 12/30/2022
Date Analyzed: 01/06/2023
Signature: 
Analyst: Aidan Becker

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547086 **Analyst Observation:** Grey Plaster **Location:** Office 4 Outreach Hub
Client No.: MW-17 **Client Description:** Drywall Joint Compound **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected 2 Hair 98

Different Material analyzed than listed on the sample log.
Note: No joint compound present

Lab No.: 7547086(L2) **Analyst Observation:** White Plaster **Location:** Office 4 Outreach Hub
Client No.: MW-17 **Client Description:** Drywall Joint Compound **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100

Different Material analyzed than listed on the sample log.


Lab No.: 7547087 **Analyst Observation:** White Joint Compound **Location:** Injection Room 5
Client No.: MW-18 **Client Description:** Drywall Joint Compound **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100

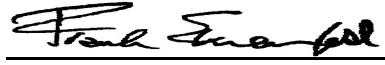
Lab No.: 7547087(L2) **Analyst Observation:** Grey Joint Compound **Location:** Injection Room 5
Client No.: MW-18 **Client Description:** Drywall Joint Compound **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100

Lab No.: 7547088 **Analyst Observation:** Grey Plaster **Location:** Hallway
Client No.: MW-19 **Client Description:** Wall Plaster **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected 2 Hair 98

Lab No.: 7547088(L2) **Analyst Observation:** White Plaster **Location:** Hallway
Client No.: MW-19 **Client Description:** Wall Plaster **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: 12/30/2022
Date Analyzed: 01/06/2023
Signature: 
Analyst: Aidan Becker

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547089 **Analyst Observation:** Cream Floor Tile **Location:** Bathroom 1st Level
Client No.: MW-20 **Client Description:** 12x12 Green Floor Tile **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100

Note: No mastic present

Lab No.: 7547090 **Analyst Observation:** White Joint Compound **Location:** Office 8
Client No.: MW-21 **Client Description:** Drywall Joint Compound **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100

Lab No.: 7547090(L2) **Analyst Observation:** Grey Joint Compound **Location:** Office 8
Client No.: MW-21 **Client Description:** Drywall Joint Compound **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100


Lab No.: 7547091 **Analyst Observation:** White Ceiling Tile **Location:** 1st Floor Hallway
Client No.: MW-22 **Client Description:** 24x48 Ceiling Tile **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected 60 Cellulose 20
20 Fibrous Glass

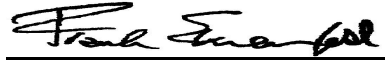
Lab No.: 7547092 **Analyst Observation:** White Ceiling Tile **Location:** 1st Floor Hallway
Client No.: MW-23 **Client Description:** 24x48 Ceiling Tile **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected 60 Cellulose 20
20 Fibrous Glass

Lab No.: 7547093 **Analyst Observation:** Grey Plaster **Location:** Hallway Outside Room 20
Client No.: MW-24 **Client Description:** Wall Plaster **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100

Insufficient material provided to verify results.

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

Date Received: 12/30/2022
Date Analyzed: 01/06/2023
Signature: 
Analyst: Aidan Becker

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

Client: ALL131

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547093(L2)
Client No.: MW-24

Analyst Observation: White Plaster
Client Description: Wall Plaster

Location: Hallway Outside Room 20
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7547094
Client No.: MW-25

Analyst Observation: Grey Plaster
Client Description: Wall Plaster

Location: Office 20
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
2 Hair

Percent Non-Fibrous Material:
98

Lab No.: 7547094(L2)
Client No.: MW-25

Analyst Observation: White Plaster
Client Description: Wall Plaster

Location: Office 20
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7547095
Client No.: MW-26

Analyst Observation: Tan Vinyl Sheet Flooring
Client Description: Vinyl Sheet Floor

Location: Bathroom Office 20
Facility:

Percent Asbestos:
15 Chrysotile

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
85

Mastic not analyzed, attached to ACM

Lab No.: 7547096
Client No.: MW-27

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

Location: 1st Floor Stairwell
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7547096(L2)
Client No.: MW-27

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


Location: 1st Floor Stairwell
Facility:

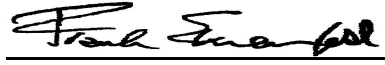
Percent Asbestos:
None Detected

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: 12/30/2022
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Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

Client: ALL131

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547097
Client No.: MW-28
Analyst Observation: Grey Plaster
Client Description: Wall Plaster
Location: 2nd Floor Stairs
Facility:
Percent Asbestos:
None Detected
Percent Non-Asbestos Fibrous Material:
2 Hair
Percent Non-Fibrous Material:
98

Lab No.: 7547097(L2)
Client No.: MW-28
Analyst Observation: White Plaster
Client Description: Wall Plaster
Location: 2nd Floor Stairs
Facility:
Percent Asbestos:
None Detected
Percent Non-Asbestos Fibrous Material:
None Detected
Percent Non-Fibrous Material:
100


Lab No.: 7547097(L3)
Client No.: MW-28
Analyst Observation: Brown Insulation
Client Description: Wall Plaster
Location: 2nd Floor Stairs
Facility:
Percent Asbestos:
None Detected
Percent Non-Asbestos Fibrous Material:
100 Cellulose
Percent Non-Fibrous Material:
None Detected

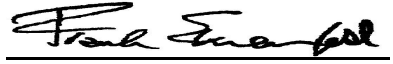
Lab No.: 7547098
Client No.: MW-29
Analyst Observation: Grey Plaster
Client Description: Wall Plaster
Location: 3rd Level Attic
Facility:
Percent Asbestos:
None Detected
Percent Non-Asbestos Fibrous Material:
None Detected
Percent Non-Fibrous Material:
100

Lab No.: 7547098(L2)
Client No.: MW-29
Analyst Observation: White Plaster
Client Description: Wall Plaster
Location: 3rd Level Attic
Facility:
Percent Asbestos:
None Detected
Percent Non-Asbestos Fibrous Material:
None Detected
Percent Non-Fibrous Material:
100

Lab No.: 7547099
Client No.: MW-30
Analyst Observation: Grey Plaster
Client Description: Wall Plaster
Location: 2nd Floor Waiting Rm 43
Facility:
Percent Asbestos:
None Detected
Percent Non-Asbestos Fibrous Material:
2 Hair
Percent Non-Fibrous Material:
98

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

Date Received: 12/30/2022
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Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 1/6/2023
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Project: Mona Wilson Health Centre
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547099(L2)	Analyst Observation: White Plaster	Location: 2nd Floor Waiting Rm 43
Client No.: MW-30	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 7547100	Analyst Observation: White Ceiling Tile	Location: 2nd Floor
Client No.: MW-31	Client Description: 24x48 Ceiling Tile	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> 60 Cellulose 20 Fibrous Glass	<u>Percent Non-Fibrous Material:</u> 20

Lab No.: 7547101	Analyst Observation: White Ceiling Tile	Location: 2nd Floor
Client No.: MW-32	Client Description: 24x48 Ceiling Tile	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> 60 Cellulose 20 Fibrous Glass	<u>Percent Non-Fibrous Material:</u> 20

Lab No.: 7547102	Analyst Observation: White Joint Compound	Location: 2nd Floor Kitchen Rm 40
Client No.: MW-33	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 7547102(L2)	Analyst Observation: Grey Joint Compound	Location: 2nd Floor Kitchen Rm 40
Client No.: MW-33	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 7547103	Analyst Observation: White Joint Compound	Location: Bathroom Rm 36
Client No.: MW-34	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

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Client: ALL131

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Project: Mona Wilson Health Centre
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547103(L2)	Analyst Observation: Grey Joint Compound	Location: Bathroom Rm 36
Client No.: MW-34	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 7547104	Analyst Observation: Grey Plaster	Location: 2nd Floor Hallway
Client No.: MW-35	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> 2 Hair	<u>Percent Non-Fibrous Material:</u> 98

Lab No.: 7547104(L2)	Analyst Observation: White Plaster	Location: 2nd Floor Hallway
Client No.: MW-35	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 7547105	Analyst Observation: White Ceiling Tile	Location: 2nd Floor Hallway
Client No.: MW-36	Client Description: 24x48 Ceiling Tile	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> 60 Cellulose 20 Fibrous Glass	<u>Percent Non-Fibrous Material:</u> 20

Lab No.: 7547106	Analyst Observation: Grey Plaster	Location: Room 24 Board Rm
Client No.: MW-37	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> 2 Hair	<u>Percent Non-Fibrous Material:</u> 98

Lab No.: 7547106(L2)	Analyst Observation: White Plaster	Location: Room 24 Board Rm
Client No.: MW-37	Client Description: Wall Plaster	Facility:
<u>Percent Asbestos:</u> <i>None Detected</i>	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

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

Date Received: 12/30/2022
Date Analyzed: 01/06/2023
Signature:
Analyst: Aidan Becker

Approved By:
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7547107 **Analyst Observation:** Grey Plaster **Location:** 2nd Floor Hallway Outside Rm
Client No.: MW-38 **Client Description:** Wall Plaster 23
Facility:
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected 2 Hair 98

Lab No.: 7547107(L2) **Analyst Observation:** White Plaster **Location:** 2nd Floor Hallway Outside Rm
Client No.: MW-38 **Client Description:** Wall Plaster 23
Facility:
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100

Lab No.: 7547108 **Analyst Observation:** Tan Vinyl Sheet Flooring **Location:** Washroom Rm 31 2nd Level
Client No.: MW-39 **Client Description:** Vinyl Sheet Flooring **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
15 Chrysotile None Detected 85


Mastic not analyzed, attached to ACM

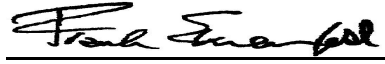
Lab No.: 7547109 **Analyst Observation:** Grey Plaster **Location:** Washroom Rm 31 2nd Level
Client No.: MW-40 **Client Description:** Wall Plaster **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected 2 Hair 98

Lab No.: 7547109(L2) **Analyst Observation:** White Plaster **Location:** Washroom Rm 31 2nd Level
Client No.: MW-40 **Client Description:** Wall Plaster **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected None Detected 100

Lab No.: 7547110 **Analyst Observation:** Brown Insulation **Location:** Attic
Client No.: MW-41 **Client Description:** Board **Facility:**
Percent Asbestos: Percent Non-Asbestos Fibrous Material: Percent Non-Fibrous Material:
None Detected 100 Cellulose None Detected

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

Date Received: 12/30/2022
Date Analyzed: 01/06/2023
Signature: 
Analyst: Aidan Becker

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
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 in 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.

CERTIFICATE OF ANALYSIS

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

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
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.

CERTIFICATE OF ANALYSIS

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

Report Date: 1/6/2023
Report No.: 675578 - PLM
Project: Mona Wilson Health Centre
Project No.: PE22400

Client: ALL131

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 than 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.

CERTIFICATE OF ANALYSIS

Client: ALL-TECH Environmental Services Limited 20 Duke St., Suite 109 Bedford NS B4A 2Z5	Report Date: 2/10/2023 Report No.: 677534 - PLM Project: Mona Wilson Health Care Project No.: PE22400
Client: ALL131	

PLM BULK SAMPLE ANALYSIS SUMMARY


Lab No.: 7564864 Client No.: MW-42	Analyst Observation: Red/Yellow Vinyl Sheet Flooring Client Description: Vinyl Sheet Flooring	Location: Waiting Room #43 Facility:
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> 5 Cellulose	<u>Percent Non-Fibrous Material:</u> 95

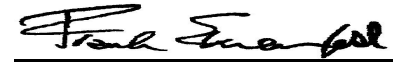
Lab No.: 7564865 Client No.: MW-43	Analyst Observation: Red/Yellow Vinyl Sheet Flooring Client Description: Vinyl Sheet Flooring	Location: Room 41 Facility:
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> 5 Cellulose	<u>Percent Non-Fibrous Material:</u> 95

Lab No.: 7564865(L2) Client No.: MW-43	Analyst Observation: Brown Mastic Client Description: Vinyl Sheet Flooring	Location: Room 41 Facility:
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

Lab No.: 7564866 Client No.: MW-44	Analyst Observation: Red/Yellow Vinyl Sheet Flooring Client Description: Vinyl Sheet Flooring	Location: Room 24 Facility:
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100

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

Date Received: 2/6/2023
Date Analyzed: 02/10/2023
Signature: 
Analyst: Maxamillian Roselli

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 2/10/2023
Report No.: 677534 - PLM
Project: Mona Wilson Health Care
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 in 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.

CERTIFICATE OF ANALYSIS

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

Report Date: 2/10/2023
Report No.: 677534 - PLM
Project: Mona Wilson Health Care
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.

CERTIFICATE OF ANALYSIS

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

Report Date: 2/10/2023
Report No.: 677534 - PLM
Project: Mona Wilson Health Care
Project No.: PE22400

Client: ALL131

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 than 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.

APPENDIX II

Laboratory Certificate of Analysis – Lead Paint Samples

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 1/9/2023
Report No.: 675561 - Lead Paint
Project: Mona Wilson Health Centre
Project No.: PE22400

LEAD PAINT SAMPLE ANALYSIS SUMMARY

Lab No.: 7546829 **Description:** Grey Paint **Result (% by Weight):** <0.0052
Client No.: MWP-01 **Location:** Exterior **Result (ppm):** <52
Comments:

Lab No.: 7546830 **Description:** White Paint **Result (% by Weight):** 0.53
Client No.: MWP-02 **Location:** Exterior **Result (ppm):** 5300
Comments:

Lab No.: 7546831 **Description:** Lt Green Paint **Result (% by Weight):** 2.4
Client No.: MWP-03 **Location:** Exterior **Result (ppm):** 24000
Comments:

Lab No.: 7546832 **Description:** Wall Paint **Result (% by Weight):** <0.0071
Client No.: MWP-04 **Location:** Basement **Result (ppm):** <71
Comments:

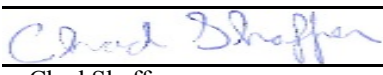
Lab No.: 7546833 **Description:** Grey Floor Paint **Result (% by Weight):** 0.0038
Client No.: MWP-05 **Location:** Boiler Rm **Result (ppm):** 38
Comments: ***


Lab No.: 7546834 **Description:** Grey Wall Paint **Result (% by Weight):** 0.11
Client No.: MWP-06 **Location:** Stairs To Basement **Result (ppm):** 1100
Comments: ***

Lab No.: 7546835 **Description:** White Door/Door Trims **Result (% by Weight):** <0.018
Client No.: MWP-07 **Location:** 1st Level **Result (ppm):** <180
Comments: *

Lab No.: 7546836 **Description:** Lt Brown **Result (% by Weight):** 0.0073
Client No.: MWP-08 **Location:** Wall Office **Result (ppm):** 73
Comments: ***

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

Date Received: 12/30/2022
Date Analyzed: 01/09/2023
Signature: 
Analyst: Chad Shaffer

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 1/9/2023
Report No.: 675561 - Lead Paint
Project: Mona Wilson Health Centre
Project No.: PE22400

Client: ALL131

LEAD PAINT SAMPLE ANALYSIS SUMMARY

Lab No.: 7546837
Client No.: MWP-09

Description: White Wall Paint
Location: 1st Level

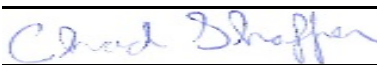
Result (% by Weight): 0.047
Result (ppm): 470
Comments: ***

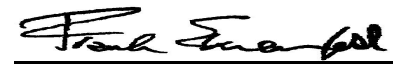
Lab No.: 7546838
Client No.: MWP-10

Description: White Door/Door Trims
Location: 2nd Level

Result (% by Weight): <0.015
Result (ppm): <150
Comments: * ***

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

Date Received: 12/30/2022
Date Analyzed: 01/09/2023
Signature: 
Analyst: Chad Shaffer

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 1/9/2023
Report No.: 675561 - Lead Paint
Project: Mona Wilson Health Centre
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 in 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 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 Appendix 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.

CERTIFICATE OF ANALYSIS

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

Report Date: 1/9/2023
Report No.: 675561 - Lead Paint
Project: Mona Wilson Health Centre
Project No.: PE22400

Client: ALL131

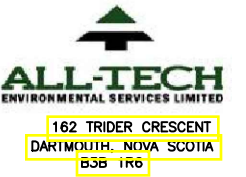
- * Insufficient sample provided to perform QC reanalysis (<200 mg)
- ** Not enough sample provided to analyze (<50 mg)
- *** Matrix / substrate interference possible.

< 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

ASBESTOS SURVEY BY



ASBESTOS LEGEND

- = CEILING
- = FLOOR
- = CEILING AND FLOOR
- = UNSURVEYED AREA
- = APPLIANCE
- = MECHANICAL
- = PIPE MATERIAL
- = DUCT WORK
- = ELECTRICAL
- = WALL
- = SAMPLE NUMBER ASBESTOS DETECTED
- = SAMPLE NUMBER NOT ASBESTOS DETECTED
- = SAMPLE NUMBER LEAD DETECTED
- = SAMPLE NUMBER NOT LEAD DETECTED

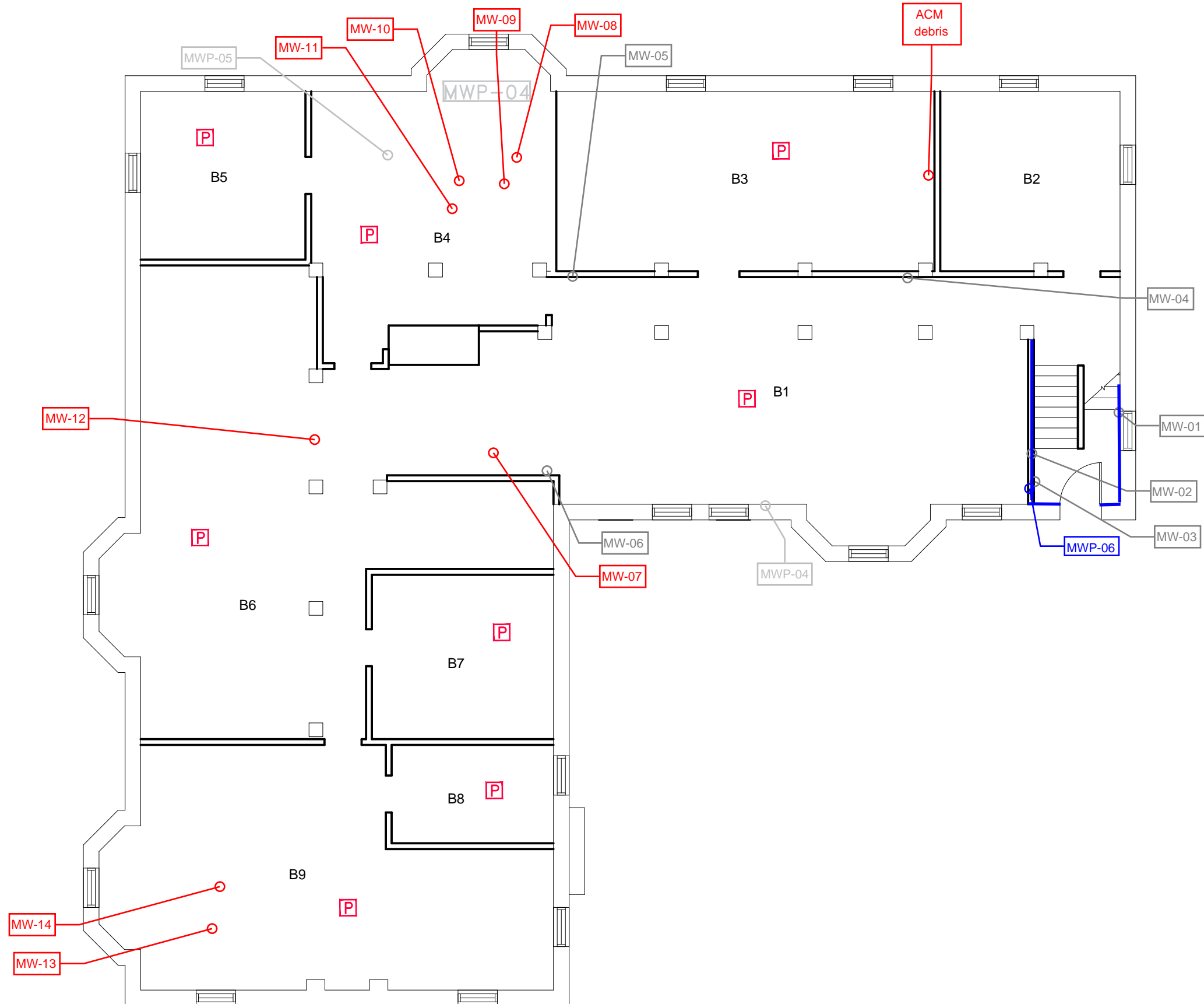
PE22400
 MONA WILSON BUILDING
 61 MCGILL AVE,
 CHARLOTTETOWN, PEI

Drawing / dessin
 MONA WILSON BUILDING
 BASEMENT FLOOR

Design: LK / conçu
 Date: FEB_2023
 Drawn: AJH / dessiné
 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 3
 Scale: NOT TO SCALE
 Revisions / Date

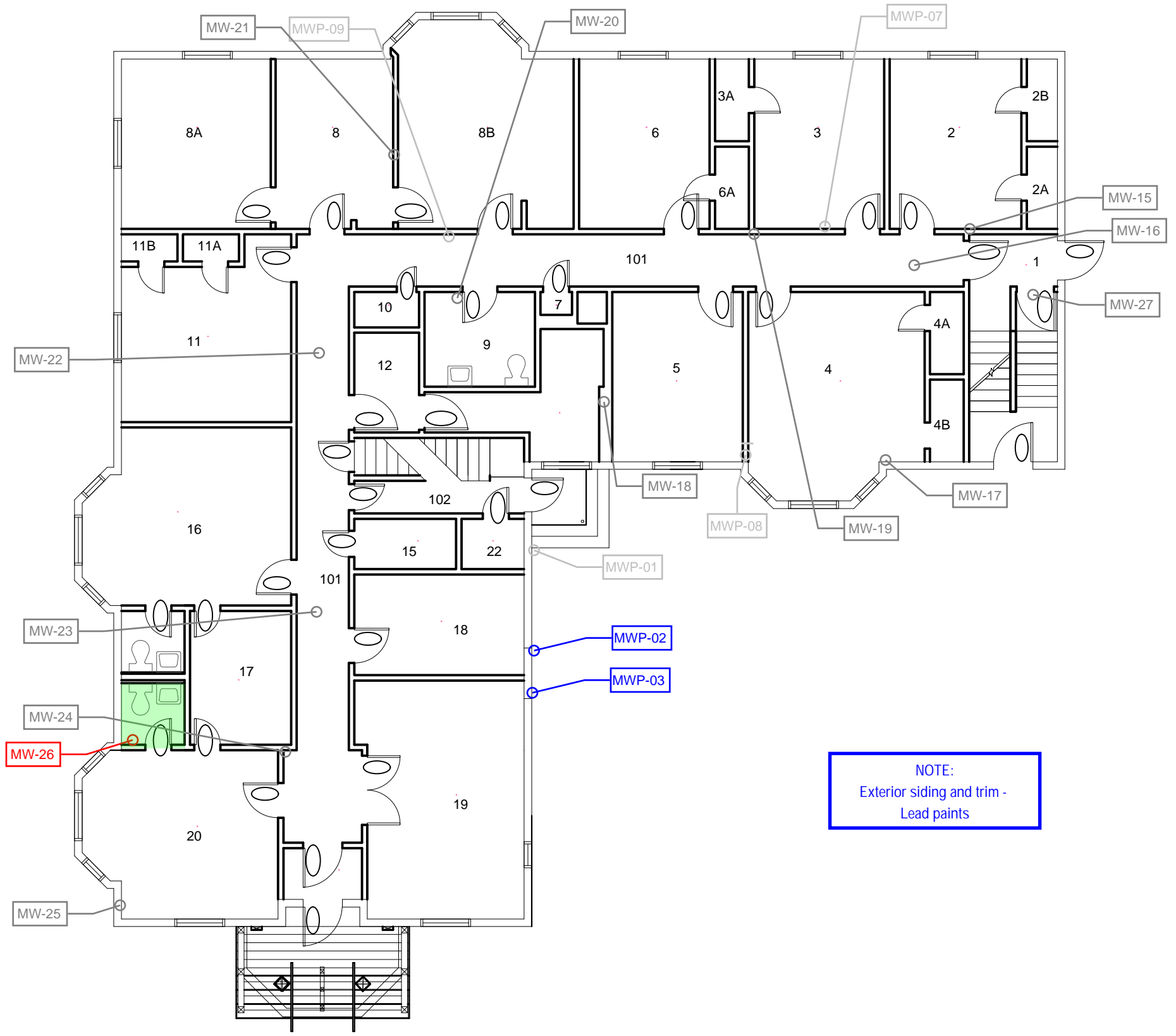


ASBESTOS SURVEY BY



ASBESTOS LEGEND

- = CEILING
- = FLOOR
- = CEILING AND FLOOR
- = UNSURVEYED AREA
- = APPLIANCE
- = MECHANICAL
- = PIPE MATERIAL
- = DUCT WORK
- = ELECTRICAL
- = WALL
- = SAMPLE NUMBER ASBESTOS DETECTED
- = SAMPLE NUMBER NOT ASBESTOS DETECTED
- = SAMPLE NUMBER LEAD DETECTED
- = SAMPLE NUMBER NOT LEAD DETECTED



NOTE:
Exterior siding and trim -
Lead paints

PE22400
MONA WILSON BUILDING
61 MCGILL AVE,
CHARLOTTETOWN, PEI

MONA WILSON BUILDING
1ST FLOOR

Design: LK
Date: FEB_2023
Drawn: AJH
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

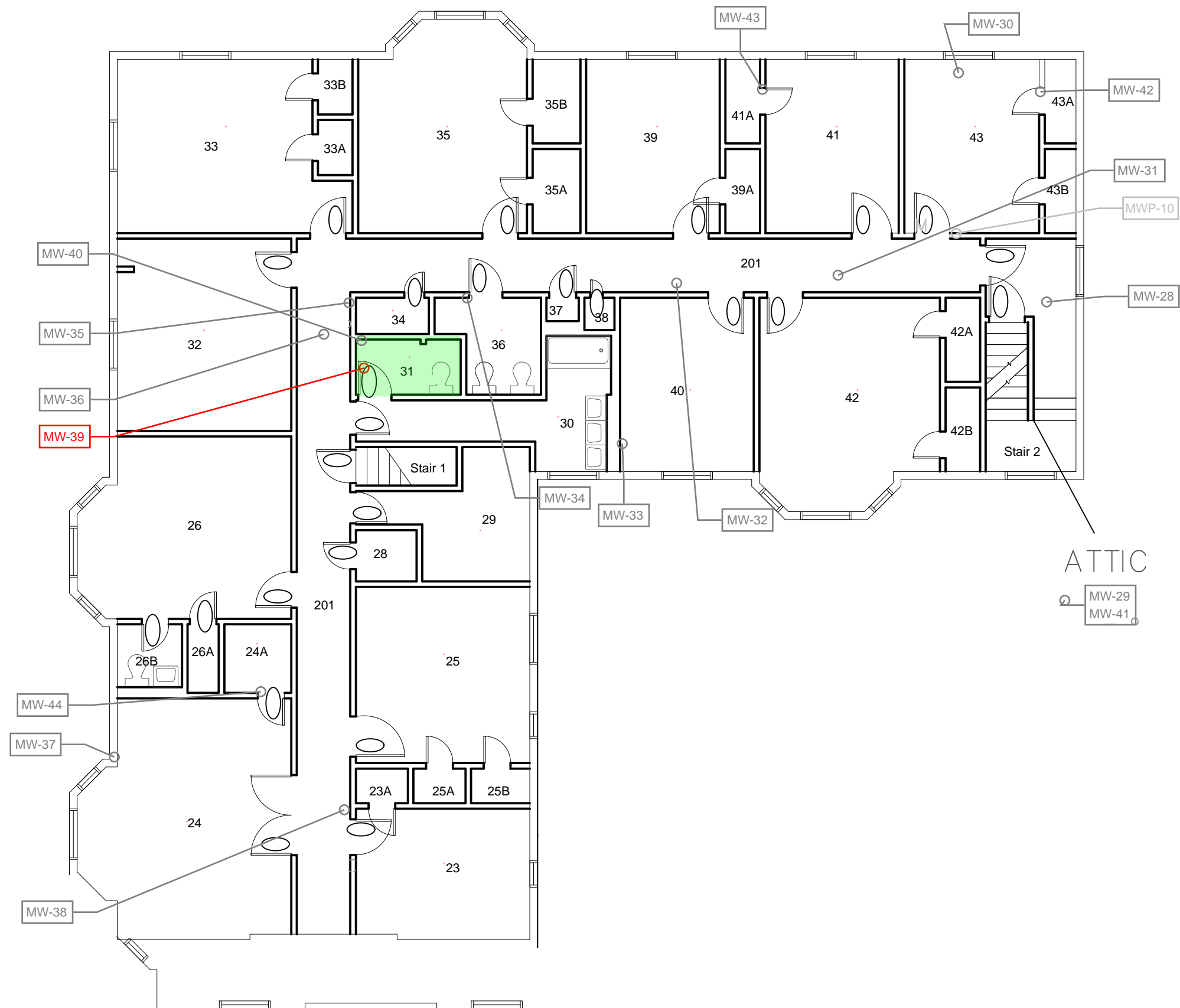
Scale	2 OF 3
Scale	NOT TO SCALE
Revisions	Date

ASBESTOS SURVEY BY



ASBESTOS LEGEND

- = CEILING
- = FLOOR
- = CEILING AND FLOOR
- = UNSURVEYED AREA
- = APPLIANCE
- = MECHANICAL
- = PIPE MATERIAL
- = DUCT WORK
- = ELECTRICAL
- = WALL
- = SAMPLE NUMBER ASBESTOS DETECTED
- = SAMPLE NUMBER NOT ASBESTOS DETECTED
- = SAMPLE NUMBER LEAD DETECTED
- = SAMPLE NUMBER NOT LEAD DETECTED



proj
PE22400
MONA WILSON BUILDING
61 MCGILL AVE,
CHARLOTTETOWN, PEI

Drawing
dessin
MONA WILSON BUILDING
3RD FLOOR

Design: LK
Date: FEB_2023
Drawn: AJH
Date: MAR_2023





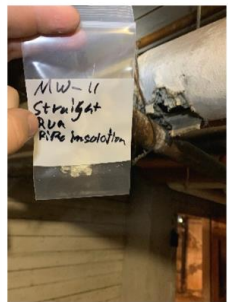
NOTE:
THIS DRAWING SHOULD BE USED FOR REFERENCE PURPOSES ONLY REFER TO THE ASBESTOS AND LEAD SURVEYS FOR THE ROOM BY ROOM DATE FOR SPECIFIC DETAILS

Scale: 3 OF 3
Scale: NOT TO SCALE
Revisions: Date


APPENDIX IV

Summary of ACM conditions report

Mona Wilson (Basement) - Summary of ACM 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
B1	unoccupied space	MW-12 MW-07	Parging cement on fittings. Straight run aircell pipe insulation.	Chrysotile 25% Chrysotile 30%	60 m	F	B	Poor	2	
B3	unoccupied space	VMW-12 VMW-07	Parging cement on fittings. Straight run aircell pipe insulation. *PACM debris (photos)	Chrysotile 25% Chrysotile 30%	57 m	F	B	Poor	2	  
B4	unoccupied space	MW-08 MW-11	Parging cement on fittings. Straight run aircell pipe insulation.	Chrysotile 25% Chrysotile 30%	36 m	F	B	Poor	2	

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
B5	unoccupied space	VMW-08 VMW-11	Parging cement on fittings. Straight run aircell pipe insulation.	Chrysotile 25% Chrysotile 30%	21 m	F	B	Poor	2	
B6	unoccupied space	VMW-08 VMW-11	Parging cement on fittings. Straight run aircell pipe insulation.	Chrysotile 25% Chrysotile 30%	55 m	F	B	Poor	2	
B7	unoccupied space	VMW-08 VMW-11	Parging cement on fittings. Straight run aircell pipe insulation.	Chrysotile 25% Chrysotile 30%	12 m	F	B	Poor	2	
B8	unoccupied space	VMW-08 VMW-11	Parging cement on fittings. Straight run aircell pipe insulation.	Chrysotile 25% Chrysotile 30%	3 m	F	B	Poor	2	


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
B9	unoccupied space	MW-13 VMW-11	Parging cement on fittings. Straight run aircell pipe insulation.	Chrysotile 25% Chrysotile 30%	46 m	F	B	Poor	2	

LEGEND	
Sample Number Identifiers	
MW-##	actual sample number
VMW-##	visually identified same as this sample number
Units	
EA	Each
m	meters
m2	square metres
m3	cubic metres
PACM	presumed asbestos containing material

ASSESSMENT 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.		

Mona Wilson (1st floor) - Summary of ACM 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
20	Washroom	MW-26	Tan checkered vinyl sheet flooring	Chrysotile 15%	7.4 m2	F	A	Good	5	

LEGEND

Sample Number Identifiers		Units	
MW-##	actual sample number	EA	Each
VMW-##	visually identified same as this sample number	m	meters
		m2	square metres
		m3	cubic metres

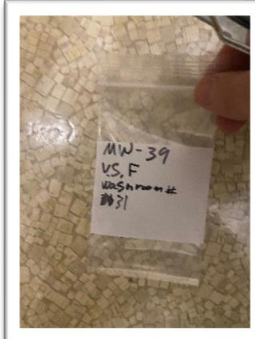
ASSESSMENT CODES

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.		

Mona Wilson (2nd floor) - Summary of ACM 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
31	Washroom	MW-39	Tan speckled vinyl sheet flooring	Chrysotile 15%	4.6 m2	F	A	Good	5	

LEGEND			
Sample Number Identifiers		Units	
MW-##	actual sample number	EA	Each
VMW-##	visually identified same as this sample number	m	meters
		m2	square metres
		m3	cubic metres

ASSESSMENT 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

Mona Wilson - Summary of other Hazardous Materials Report (2022)

Lead Paint

Room No.	Location	Sample No.	Paint colour / substrate	Lead Content (%)	Comments	Photo
NA	Exterior	MWP-02	White wall paint / Exterior wood trim	0.53	All exterior trim paint to be treated as lead based paint	
NA	Exterior	MWP-03	Light green paint / Exterior wood siding	2.4	All exterior siding paint to be treated as lead based paint	
NA	Basement stairwell	MWP-06	Grey wall paint / Basement stairwell	0.11	All like painted walls to be treated as lead based paint	

Silica

Room No.	Location	Sample No.	Material	Comments	Photo
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Room No.	Location	Sample No.	Paint colour / substrate	Lead Content (%)	Comments	Photo
NA	Exterior	NA	Concrete foundation		Concrete foundation throughout the footing on the building.	
NA	all levels	NA	Plaster walls			