FINAL

Hazardous Building Materials Assessment

Canadian Pari-Mutuel Agency
Jerseyville Research Centre
115 Sunnyridge Road,
Jerseyville, ON

Prepared for:

Agriculture and Agri-Food Canada

960 Carling Avenue
Ottawa, Ontario K1A 0C6

Attention: Rick Cottingham
P. Eng.

February 5, 2015

Pinchin File: 101113

MEMBER OF
THE PINCHIN GROUP

Issued to:	**Agriculture and Agri-Food Canada**
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Issued on:	**February 5, 2015**
Pinchin file:	**101113**
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EXECUTIVE SUMMARY

Agriculture and Agri-Food Canada (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of the residence building located at the Canadian Pari-Mutuel Agency Jerseyville Research Centre at 115 Sunnyridge Road, Jerseyville, ON. The assessment was performed on January 20, 2015.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation or demolition. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

The assessed area consisted of the entire building. The building was vacant at the time of the assessment work.

SUMMARY OF FINDINGS

Asbestos: Asbestos-containing materials (ACM) were confirmed to be present as follows:

- 12” x 12” vinyl floor tiles, beige and blue with speckle pattern are present in the Kitchen, Stairwell to Basement, and Washroom;
- Black undercoating on sink is present in the Kitchen;
- Vinyl sheet flooring, beige with square pattern is present in the Kitchen;
- Vinyl sheet flooring, brown tile pattern is present in the Washroom;
- Brown caulking within interior of window frames is present throughout the ground level and upper level;
- White caulking at window and door frames, is present on the exterior; and
- Yellow adhesive adhering ceramic tile to plaster walls is present in the Washroom with debris accessible from the Office Closet.

Refer to Section 3.1.10 for a list of building materials presumed to contain asbestos.

Lead: Lead was confirmed present in select paints/surface coatings.

Silica: Crystalline silica is present in concrete, mortar, brick, masonry, plaster, ceramics, etc., where present in the building.

Mercury: Mercury vapour is present in fluorescent lamps within the Basement. Liquid mercury is present in thermostat ampoules on the Upper Level.

Polychlorinated Biphenyls (PCBs): PCBs may be present in exterior caulking.

Mould: Water-staining and suspect mould growth is present throughout the Crawlspace, Basement Laundry Room, and Upper Level Bedroom Closets.

Stored Chemicals: Typical household chemicals are stored within the building, including paints and household cleaners. Ammunition is also stored within the Basement Rec Room Closet.

Petroleum Hydrocarbon Containing Equipment or Contamination: Petroleum hydrocarbon containing equipment or visible surface contamination within the building were not observed.

SUMMARY OF RECOMMENDATIONS

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

1. Remove asbestos-containing materials prior to demolition or if disturbed by renovation work.
2. Remove materials presumed to contain asbestos unless further testing shows otherwise.
3. Remove presumed PCB caulking and mercury-containing items prior to demolition or if disturbed by renovation work.
4. Follow appropriate safe work procedures when handling or disturbing lead, silica, and mould.
5. If the building will not be demolished, remediate the flaking lead-containing paint present on the redundant water heater in the Crawlspace and the visible mould growth present throughout the Basement and the Upper Level Bedroom Closets.

Please refer to Section 4.0 of this report for detailed recommendations regarding administrative, renovation or demolition activities.

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

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1.0 INTRODUCTION AND SCOPE

Agriculture and Agri-Food Canada (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of the residence building located at the Canadian Pari-Mutuel Agency Jerseyville Research Centre at 115 Sunnyridge Road, Jerseyville, ON.

The assessment was performed by Leslie Cantar, B. Eng. Mgt, EIT, Project Technologist on January 20, 2015. The surveyor was unaccompanied during the assessment. The building was vacant at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation or demolition. This assessment is intended to be used for pre-construction or pre-demolition purposes only, and may not provide sufficient detail for long term management of hazardous materials as required by Health and Safety regulations. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

1.1 Scope of Assessment

The assessment was performed to establish the location and type of specified hazardous building materials incorporated in the structure and its finishes. The assessed area consisted of all parts of the building.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury

The assessment also included:

- Polychlorinated Biphenyls (PCBs)
- Mould
- Stored Chemicals
- Petroleum Hydrocarbon Containing Equipment or Visible Surface Contamination

The following Ontario Designated Substances are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment:

- Arsenic
- Acrylonitrile

- Benzene
- Coke oven emissions
- Ethylene oxide
- Isocyanates
- Vinyl chloride monomer

2.0 BACKGROUND INFORMATION

2.1 Building Description

Item	Details
Building Use	Residential
Number of Floors/Levels	Two levels plus one below grade
Total Area of Building (Square Metres)	206
Year of Construction/Significant Additions/Renovations (area assessed)	1965
Structure	Wood, concrete, and concrete block
Exterior Cladding	Brick
HVAC	Forced-air
Roof	Sloped shingled roof
Flooring	Vinyl tile, vinyl sheet flooring, wood, carpet, and poured concrete
Interior Walls	Plaster, wood paneling, and concrete block
Ceilings	Plaster and acoustic ceiling tiles

3.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the asbestos materials identified and their locations. Appendix II-A presents the asbestos bulk sample analytical results. For details on quantities, assessment and locations of asbestos materials, refer to the “Hazardous Material Summary Report” and “All Data Report” in Appendix V and VI.

3.1 Suspect Building Materials Not Found

The following types of building materials may historically contain asbestos but were not observed in the building and are not discussed in the report findings:

- Spray-applied fireproofing or thermal insulation
- Drywall joint compound
- Asbestos cement products
- Firestopping

3.1.1 Texture Finishes (Acoustic/Decorative)

Texture finish is present on plaster ceilings in the Main Level Living Room. No asbestos was detected in the texture coat samples (samples 0005a-c).

Non-asbestos texture finish on ceiling (samples 0005a-c), Main Level Living Room

3.1.2 Thermal Systems Insulation (TSI)

3.1.2.1 Pipe Insulation

All pipes observed within the building were uninsulated or insulated with non-asbestos Armaflex insulation.

Non-asbestos Armaflex insulation on pipe serving the furnace, Crawlspace

Uninsulated pipes, Basement Laundry Room

3.1.2.2 Duct Insulation

Insulated ducts are not present.

Uninsulated ductwork, Crawlspace

3.1.2.3 Mechanical Equipment Insulation

Mechanical equipment is insulated with non-asbestos fibreglass or is not insulated.

Redundant domestic hot water heater is insulated with fibreglass, Crawlspace

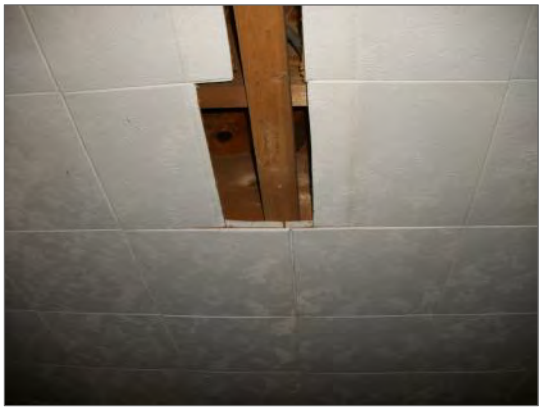
Domestic hot water heater is insulated with fibreglass, Crawlspace

3.1.3 Vermiculite

Loose fill vermiculite is not present in the assessed areas. Inspection of masonry block walls and solid ceilings was performed at existing openings.

3.1.4 Acoustic Ceiling Tiles

The 12” x 12” splined ceiling tiles present in the Basement were determined to be non-asbestos based on the nature of the material (wood fibre).



Non-asbestos 12” x 12” splined wood fibre ceiling tiles, Basement Rec Room

Non-asbestos 12” x 12” splined wood fibre ceiling tiles, Basement Rec Room

3.1.5 Plaster

Plaster is present on walls and ceilings throughout the building. A total of five samples of plaster were collected and found to not contain asbestos (samples 0001a-e).

One sample of plaster had an extra phase (i.e. layer) of drywall joint compound present (sample 0001d, phase A). The drywall joint compound that was sampled and tested was non-asbestos and appears to be present as a patching material. As the presence of drywall joint compound is not discernible from surrounding plaster and it may have been applied at other locations within the building, the compound should be presumed to contain asbestos until further sampling shows otherwise.

Yellow adhesive present behind ceramic tiles in the Washroom (sample 0001e, phase A), was determined to contain chrysotile asbestos. This adhesive is also present with plaster debris adjacent to the bathtub in the Upper Level Washroom, as accessed from the Closet in the Upper Level Office (approximately 1 m^2). Adhesive is non-friable.

Non-asbestos plaster debris with asbestos-containing yellow adhesive (sample 0001e, Phase A), at bathtub as accessed from the Closet in the Upper Level Office

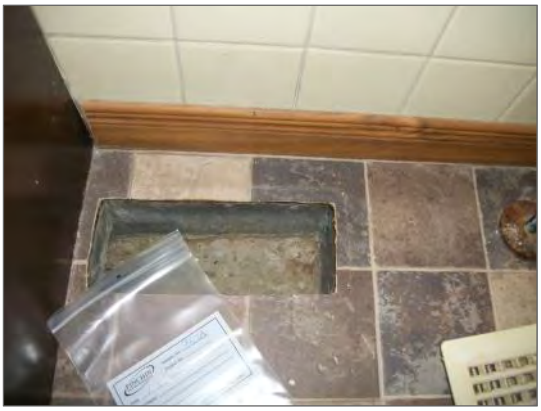
3.1.6 Vinyl Sheet Flooring

Vinyl sheet flooring is present as follows:

Colour and pattern	Paper Backing (Yes/No)	Locations (Quantity)	Sample Number	Asbestos Type
Beige squares	Yes	Kitchen (20 m^2)	0004a	Chrysotile
Brown mosaic	Yes	Living Room at Doorway	0006a-c	None Detected
Brown tiles	Yes	Upper Level Washroom (10 m^2)	0007a, Phase B	Chrysotile

Asbestos in vinyl sheet flooring is present in the paper backing layer only. The vinyl sheet flooring is non-friable but can become friable upon removal. Vinyl sheet flooring is in good condition.

Asbestos-containing vinyl sheet flooring, beige square pattern, Kitchen



Vinyl sheet flooring with asbestos-containing vinyl backing, brown tile pattern, Upper Level Washroom

Refer to additional photographs in Appendix VII.

3.1.7 Vinyl Floor Tile and Mastic

Beige and blue vinyl floor tiles are present below asbestos-containing vinyl sheet flooring in the Kitchen and Washroom, and below carpet on the stairs to the Basement. Vinyl floor tiles were determined to contain chrysotile asbestos (samples 0002a, phase A and 0007a, phase C). Vinyl floor tiles are a non-friable material and are in good condition (approximately 40 m^2). All mastic is non-asbestos (samples 0002a-c, phase B and 0007a-c, phase D).

Asbestos-containing beige vinyl floor tiles, below carpet on stairs to Basement

Asbestos-containing beige vinyl floor tiles, below asbestos-containing vinyl sheet flooring in Kitchen

3.1.8 Sealants, Caulking, and Putty

Brown caulking present within wood window frames on the 1982 date-stamped windows contains chrysotile asbestos (sample 0008a). Caulking is non-friable and in good condition (approximately 30 m).

White caulking at exterior windows and doors contains chrysotile asbestos (sample 0009a). Caulking is non-friable and in good condition (approximately 40 m).

Asbestos-containing brown caulking within wood window frame, Upper Level Office

Asbestos-containing white caulking at door frame, Exterior at Kitchen Entrance

3.1.9 Other Building Materials

Black undercoating, containing chrysotile asbestos (sample 0003a), is present on the sink in the Kitchen. Undercoating is non-friable and in good condition (approximately 0.4 m^2).

Yellow adhesive, containing chrysotile asbestos (sample 0001e, phase A), was determined to contain chrysotile asbestos. This adhesive is present with plaster debris adjacent to the bathtub in the Upper Level Washroom, as accessed from the Closet in the Upper Level Office (approximately 1 m^2). The adhesive is presumed to be present adhering the ceramic tiles to plaster walls throughout the remainder of the Washroom (approximately 2 m^2). Adhesive is non-friable.

Non-asbestos perforated wood fibre boards are present on walls in the Crawlspace and the Basement Laundry Room.

Non-asbestos fibreglass heat shields are present within incandescent light fixtures.

Roofing was determined to be non-asbestos based on the reported date of installation (2011).

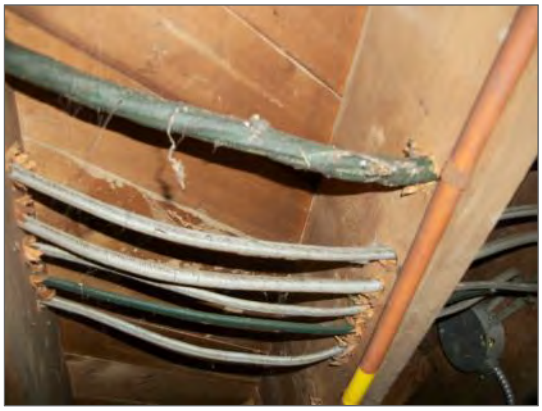
Asbestos-containing black undercoating on sink, Kitchen

Non-asbestos wood fibre perforated board on wall, Crawlspace

3.1.10 Presumed Asbestos Materials

A number of materials which might contain asbestos were not sampled during our assessment due to limitations in scope and methodology. Where present, these materials must be presumed to be an asbestos material and are best sampled immediately prior to removal. Materials presumed to contain asbestos include:

- electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- mechanical packing, ropes and gaskets
- drywall joint compound present as a patching material on plaster walls



Presumed asbestos-containing textile covering on wiring, Crawlspace

Presumed asbestos-containing textile covering on wiring, Basement Laundry Room

3.2 Lead

3.2.1 Paints and Surface Coatings

A total of five paint samples were collected from interior and exterior painted finishes. The following table summarizes the analytical results for paints sampled and found to contain lead in excess of 0.009%.

Sample Number	Colour, Substrate Description	Locations	Lead (%)
L001	Off-white paint on redundant metal water heater	Crawlspace	0.011

This paint contains less than 0.1% (1,000 mg/kg) lead and therefore does not exceed landfill disposal guidelines. Remaining paints sampled (samples L002-L005) contained levels of lead less than 0.009%.

Subject paint was flaking/peeling in the following areas on the following items:

- Off-white paint on redundant metal water heater, Crawlspace (approximately 2 m^2).

Appendix II-B presents the analytical results.

Flaking lead-containing off-white paint on redundant water heater, Crawlspace

Flaking lead-containing off-white paint on redundant water heater, Crawlspace

3.2.2 Lead Products and Applications

Lead products such as batteries in emergency lighting or lead piping were not found during the survey.

3.2.3 Presumed Lead Materials

Lead may be present in materials which were not assessed and/or sampled. The following materials, where found, should be considered to contain lead.

- electrical components, including wiring connectors, fibre optic cable sheathing, grounding conductors, and solder

3.3 Silica

Crystalline silica is a presumed component of the following building materials where present in the building:

- poured or pre-cast concrete
- masonry and mortar
- plaster
- ceramics

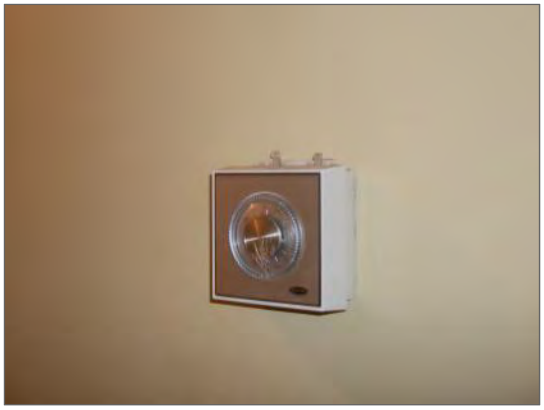
3.4 Mercury

3.4.1 Lamps

Mercury vapour is present in fluorescent lamps where present in the building.

3.4.2 Mercury-Containing Devices

Mercury is present as a liquid in thermostat ampoules.



Mercury-containing thermostat, Upper Level Corridor

Mercury-containing thermostat ampoule, Upper Level Corridor

3.5 Polychlorinated Biphenyls

3.5.1 Caulking

Exterior white caulking at doors and older windows (1982 date stamp within frame) is suspected to contain PCBs due to the date of installation (prior to 1985). This caulking contains chrysotile asbestos as described above.

Remaining caulking is non-PCB based on the date of installation as per the stamps within frames (1995 and 2011).

2011 date stamp within window, Basement Rec Room

1995 date stamp within window, Ground Level Living Room

3.5.2 Lighting Ballasts

Based on visual observations (evidence of T-8 fixtures) the building has been comprehensively re-lamped and does not contain PCB ballasts.

3.5.3 Transformers

Transformers were not found during the survey.

3.6 Mould

Suspect mould growth, efflorescence, and water staining was observed on concrete block wall surfaces throughout the Crawlspace and Basement Laundry Room. Mould growth was also observed on a sheet of paper present in the Crawlspace. Suspect mould growth is present on plaster walls within the Upper Level Bedroom Closets. Total affected area is approximately 20 m^2.

Suspect mould growth on concrete block wall near furnace, Crawlspace

Visible mould growth on paper on desk, Crawlspace

Refer to additional photographs in Appendix VII..

3.7 Stored Chemicals

Typical household chemicals are stored within the building, including various cans of paint, household cleaners, laundry detergent, nail polish remover, fire extinguisher, and water-softening chemicals. Ammunition and gun cleaner is also stored within the Basement Rec Room Closet.

Stored paint can, Closet in Basement Laundry Room

Water softener and associated chemicals, Ground Level Kitchen

3.8 Petroleum Hydrocarbon Containing Equipment or Contamination

Petroleum hydrocarbon containing equipment or visible surface contamination within the building were not observed.

4.0 RECOMMENDATIONS

4.1 General

1. Prepare plans and specifications for hazardous material removal which will or may be affected by the planned work or is otherwise scheduled for removal. The specifications should include and address the scope of work, safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. Prepare an Asbestos Management Program (AMP) if asbestos-containing materials will remain present onsite, in order to comply with Ontario Regulation 278/05.
3. Investigate any items excluded from the scope of work of this report if they will be affected by the planned renovations.

4. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
5. Retain a qualified consultant to specify, inspect and verify the successful removal of hazardous materials.
6. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials.

4.2 Remedial Work

We recommend the following remedial work be performed to comply with existing regulations, regardless of proposed construction work due to the condition and location of the material:

Material and Quantity	Location	Recommended Procedure
Beige paint on redundant water heater, 2 m^2	Crawlspace	Removal and clean-up following lead procedures
Mould on paper, 0.1 m^2	Crawlspace	Removal and clean-up following Level 1 mould procedures
Mould on block walls, 5 m^2	Crawlspace	Removal and clean-up following Level 2 mould procedures
Mould on block walls, 3 m^2	Basement Laundry Room	Removal and clean-up following Level 2 mould procedures
Mould on plaster walls, 0.5 m^2 each	Upper Level Bedroom Closets	Removal and clean-up following Level 1 mould procedures

4.3 Building Demolition or Renovation Work

The following recommendations are made regarding demolition or renovation involving the hazardous materials identified.

4.3.1 Asbestos

Remove all asbestos-containing materials (ACM) prior to renovation, alteration, maintenance or demolition work or if ACM may be disturbed by the work.

Remove all materials presumed to contain asbestos prior to renovation, alteration, maintenance or demolition work or if ACM may be disturbed by the work unless testing confirms the material as non asbestos-containing.

If the identified ACM or presumed ACM will not be removed prior to commencement of the work, disturbance of ACM and presumed ACM must follow the 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.

4.3.2 Lead

Construction disturbance of lead in paint and coatings (or other materials) may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment will need to be assessed on a project-by-project basis and must comply with provincial standards or guidelines. Performing an exposure assessment during work that disturbs lead in paints and coatings may be able to alleviate the use of some of the precautions specified by these standards or guidelines.

Lead-containing items (e.g. wiring) should be recycled when taken out of service or prior to building demolition.

4.3.3 Silica

Construction disturbance of silica-containing products 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 provincial standards or guidelines.

4.3.4 Mercury

Do not break lamps or separate liquid mercury from components. Recycle and reclaim mercury from fluorescent light tubes and thermostats when taken out of service. Light tubes are accepted free of charge at many local recycling depots. Liquid mercury is classified as a hazardous waste and must be disposed of in accordance with local regulations.

4.3.5 Mould

Mould growth was noted in areas affected by the planned work. Use appropriate precautions and protect workers using methods that comply with provincial guidelines during demolition. If the building will not be demolished, an intrusive mould assessment is recommended to provide a full remedial scope of work. A building condition assessment to determine the source of moisture causing mould growth is also recommended if the building is not demolished.

4.3.6 Stored Chemicals

Household chemicals and associated storage containers should be disposed of in accordance with regulatory requirements. Household hazardous wastes should be dropped off at a recycling centre for proper disposal. Ammunition should be dropped off at a police station for safe disposal.

4.4 Cost Estimates

The following Class D cost estimate has been prepared to aid in budgeting for removal and/or handling of all hazardous materials identified in this report. The costing provided is an order of magnitude based solely on the quantity of materials detected. This is provided only for general guidance as costs will vary considerably based on site specific conditions such as schedule, difficulty of access, size of individual work areas, whether the work is for renovation or demolition, variations in disposal costs, etc. Consulting services (design, specifications, monitoring and reporting) and costs of replacement materials have not been included.

Hazardous Material	Approximate Quantity and Locations	Removal Procedure	Probable Cost
Asbestos – Vinyl floor tiles	40 m^2 in Kitchen, Stairwell to Basement, and Washroom	Type 1	$1,500
Asbestos – Black sink undercoating	0.4 m^2 in Kitchen	Type 1	$200
Asbestos – Vinyl sheet flooring	30 m^2 in Kitchen and Washroom	Type 2	$1,000
Asbestos – Brown caulking within wood window frame	30 m in Kitchen, Bedrooms, Office, and Washroom	Type 1	$1,500
Asbestos – White caulking at window and door frames	40 m on exterior of Kitchen, Bedrooms, Office, and Washroom	Type 1	$2,000
Asbestos – Yellow adhesive adhering ceramic tile to plaster and present as debris	2 m^2 in Washroom	Type 1	$1,000
Presumed asbestos – Wrap on electrical wiring	90 m in Basement/Crawlspace	Type 1	$1,000
Mercury Light Tubes	3 units	Remove and recycle	$100
Mercury Switches	1 unit	Remove and recycle.	$100

Hazardous Material	Approximate Quantity and Locations	Removal Procedure	Probable Cost
Allowance for PPE (lead, mould measures, etc.)	Throughout	Protect workers during demolition	$2,000
TOTAL ESTIMATE (Class D +/-25%)			**$10,400.00**

5.0 LIMITATIONS

The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. No warranty is either expressed or implied by furnishing written reports or findings. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the survey is performed. The work is limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issue, regulatory statutes are subject to interpretation and these interpretations may change over time. Pinchin accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The liability of Pinchin or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third

party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

6.0 REFERENCES

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

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
5. Surface Coating Materials Regulations, SOR/2005-109, Hazardous Products Act.
6. Silica on Construction Projects, Ministry of Labour Guidance Document.
7. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.

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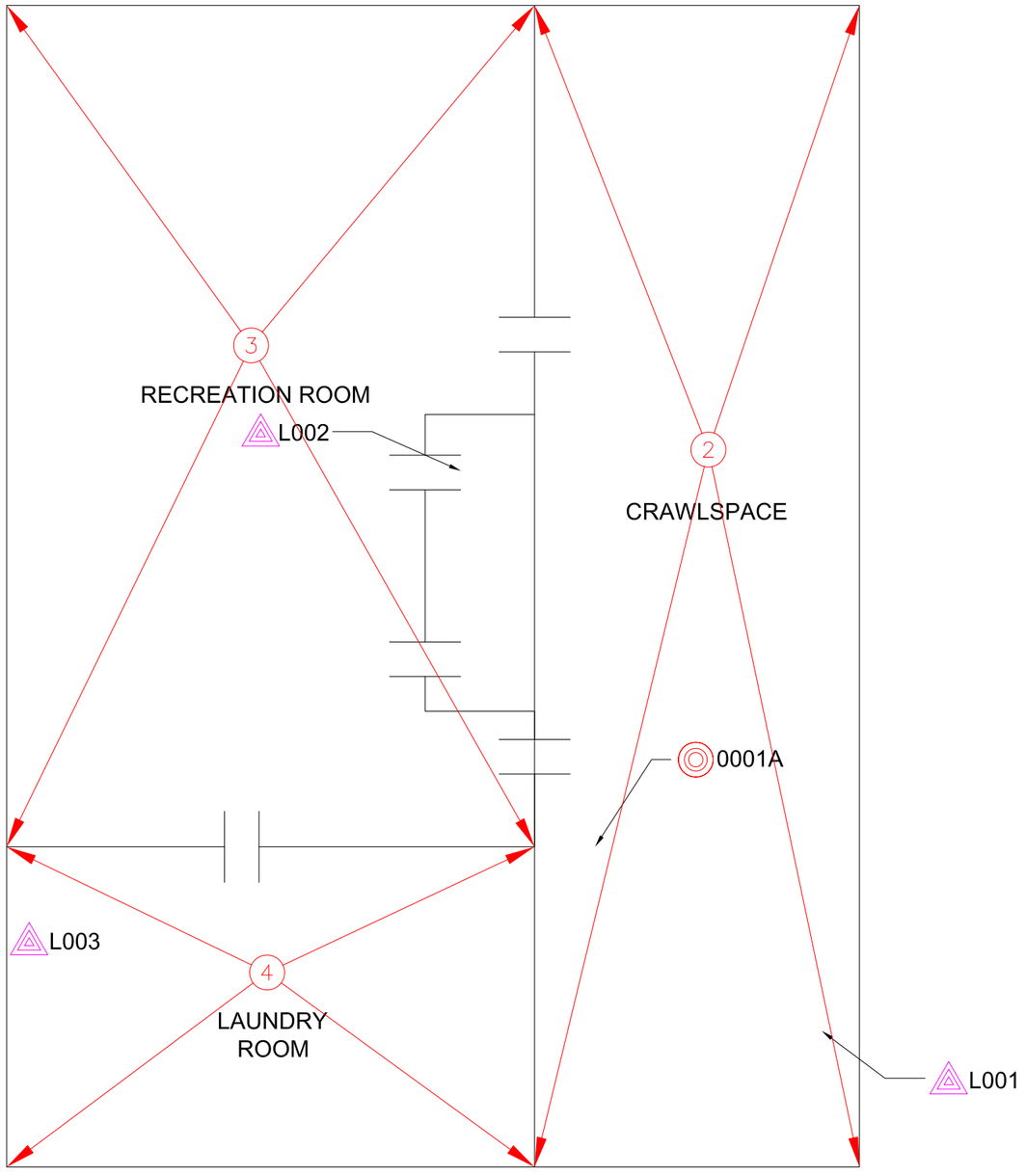
Template: Master Report for Hazardous Materials Assessment Report (Tablet Pre-Construction), HAZ, December 10, 2014

APPENDIX I

Drawings



LEGEND:

- X — PINCHIN LOCATION NUMBER
- ASBESTOS SAMPLE LOCATION
- LEAD SAMPLE LOCATION

NOTES:

PRESUMED ASBESTOS-CONTAINING WRAP IS PRESENT ON ELECTRICAL WIRING THROUGHOUT.

CLIENT:

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OTTAWA, ONTARIO, K1A 0C6

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Phone: (519) 746-4210 Fax: (519) 746-7108

PROJECT NAME:

CANADIAN PARI-MUTUEL AGENCY JERSEYVILLE RESEARCH CENTRE
115 SUNNYRIDGE RD
JERSEYVILLE, ONTARIO

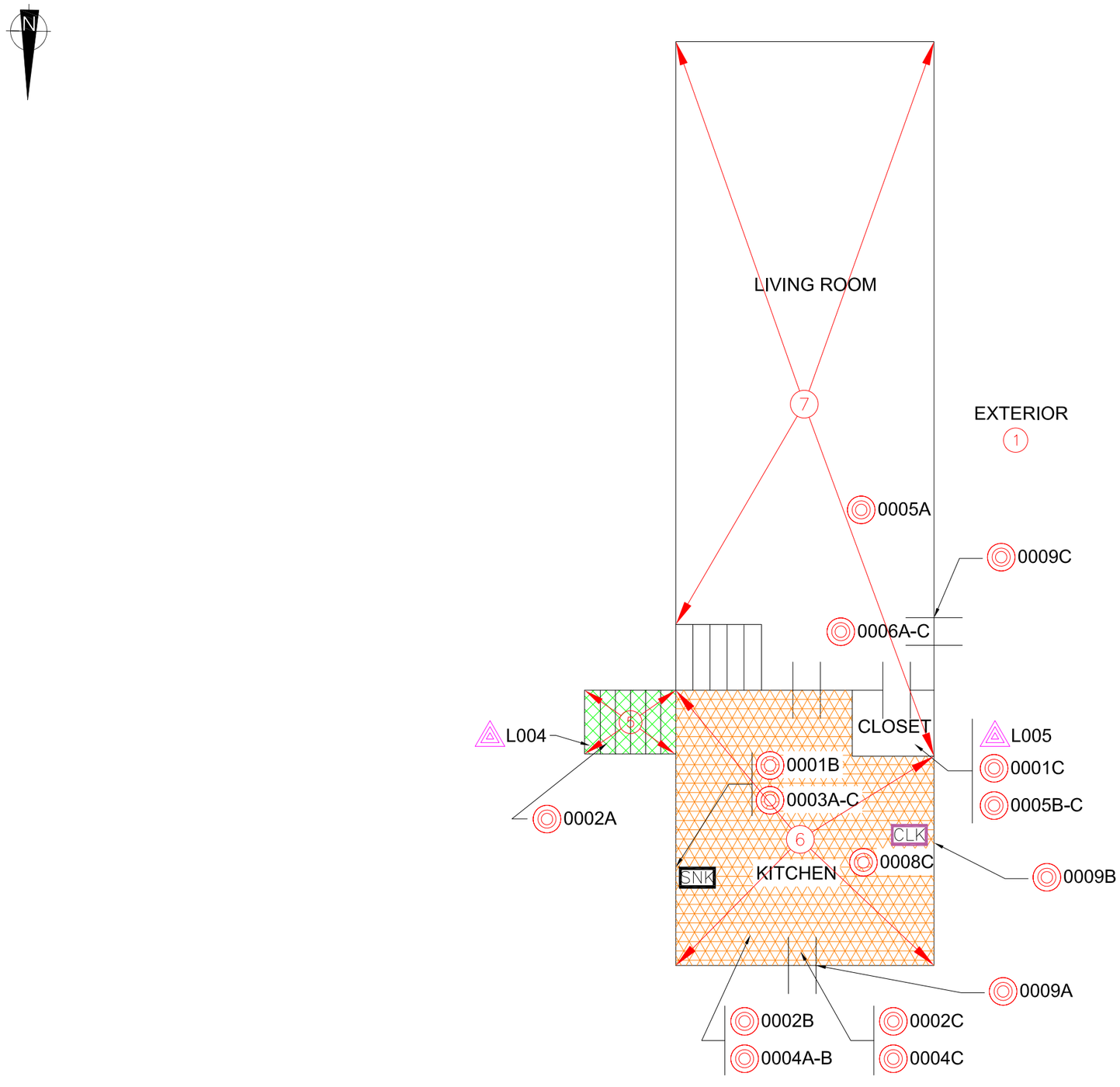
DRAWING NAME:

HAZARDOUS BUILDING MATERIALS ASSESSMENT
BASEMENT

SCALE:	PROJECT NUMBER:
NTS	101113
DATE:	REVISION NUMBER:
2015/02	
DRAWN BY:	CHECKED BY:
DBD	LNC

DRAWING NO:

DS-01



LEGEND:

- X — PINCHIN LOCATION NUMBER
- ASBESTOS SAMPLE LOCATION
- LEAD SAMPLE LOCATION
- A-C VINYL SHEET FLOORING OVER A-C VINYL FLOOR TILES
- A-C VINYL FLOOR TILES BELOW CARPET
- CLK — A-C CAULKING
- SNK — A-C UNDERCOAT ON SINK

NOTES:
ASBESTOS-CONTAINING WHITE CAULKING IS PRESENT ON THE EXTERIOR AT WINDOW AND DOOR FRAMES.

CLIENT:
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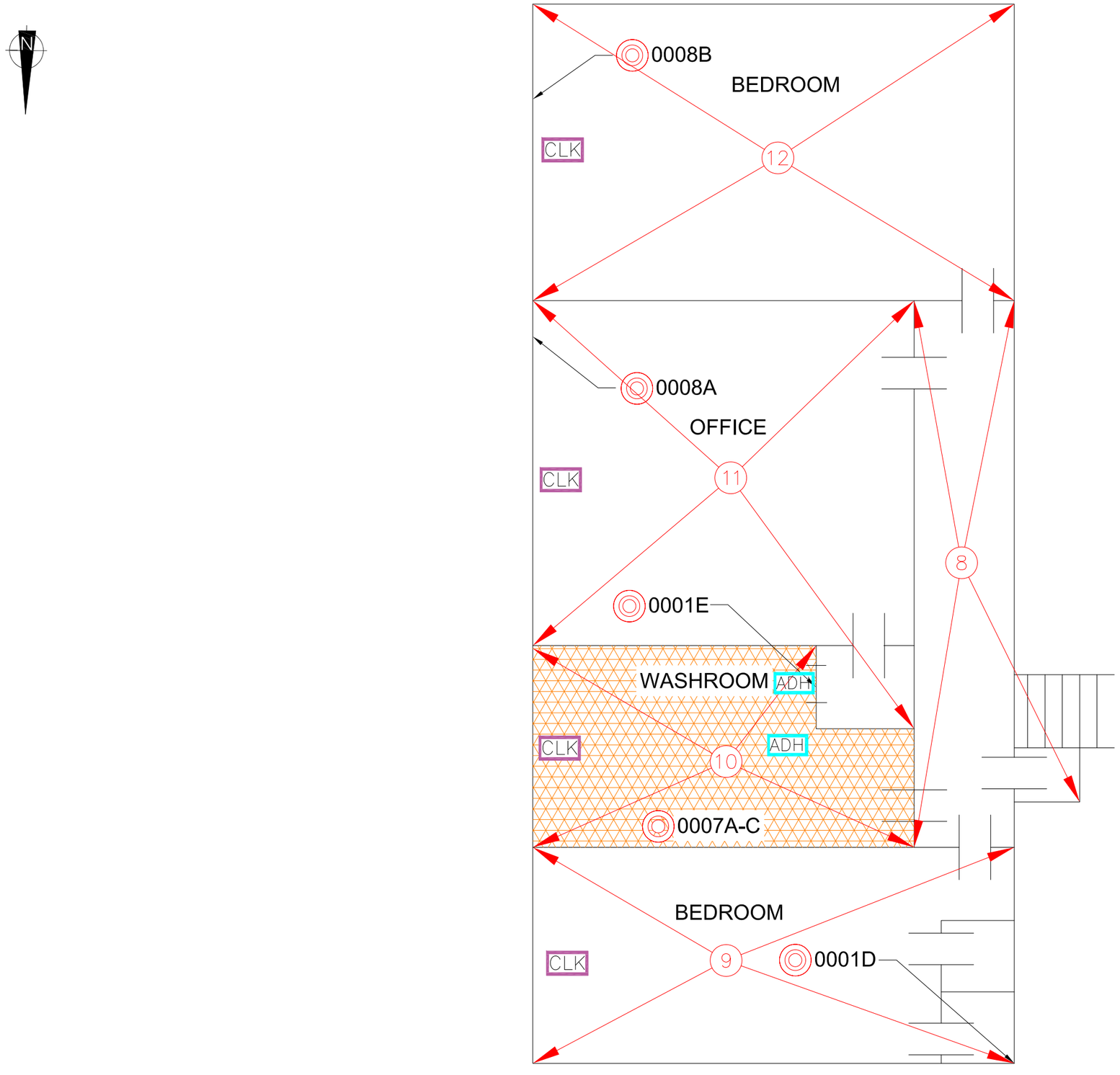
PROJECT NAME:
CANADIAN PARI-MUTUEL AGENCY JERSEYVILLE RESEARCH CENTRE
115 SUNNYRIDGE RD
JERSEYVILLE, ONTARIO

DRAWING NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT
GROUND FLOOR

SCALE:	PROJECT NUMBER:
NTS	101113
DATE:	REVISION NUMBER:
2015/02	
DRAWN BY:	CHECKED BY:
DBD	LNC

DRAWING NO:
DS-02



LEGEND:

- (X) PINCHIN LOCATION NUMBER
- ASBESTOS SAMPLE LOCATION
- A-C VINYL SHEET FLOORING OVER A-C VINYL FLOOR TILES
- CLK A-C CAULKING
- ADH A-C ADHESIVE

NOTES:

CLIENT:
AGRICULTURE & AGRI-FOOD CANADA
960 CARLING AVENUE
OTTAWA, ONTARIO, K1A 0C6

PINCHIN
470 Weber Street North, Suite 103
Waterloo, Ontario
Phone: (519) 746-4210 Fax: 905 577 6207

PROJECT NAME:
CANADIAN PARI-MUTUEL AGENCY JERSEYVILLE RESEARCH CENTRE
115 SUNNYRIDGE RD
JERSEYVILLE, ONTARIO

DRAWING NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT
UPPER FLOOR

SCALE:	PROJECT NUMBER:
NTS	101113
DATE:	REVISION NUMBER:
2015/02	
DRAWN BY:	CHECKED BY:
DBD	LNC

DRAWING NO:
DS-03

APPENDIX II-A

Asbestos Analytical Certificates

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

LAB #173190

NVLAP Lab Code: 200664-0

Customer: Pinchin Ltd.
470 Weber Street, N.
Suite 103
Waterloo ON N2L 6J2

Attn: Leslie Cantar
Andy Andriotis

Project: 101113 Residence HazMat Assessment Canadian Par-Mutuel

Lab Order ID: 1501046
Analysis ID: 1501046_PLM
Date Received: 1/21/2015
Date Reported: 1/26/2015

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
0001a - A *1501046PLM_1*	Smooth plaster on wall, below stairs in Crawlspace *finish*	**None Detected**		**100% Other**	White Non Fibrous Heterogeneous Crushed
0001a - B *1501046PLM_30*	Smooth plaster on wall, below stairs in Crawlspace *base*	**None Detected**		**100% Other**	Gray Non Fibrous Heterogeneous Crushed
0001b - A *1501046PLM_2*	Smooth plaster on wall, below sink in Kitchen *finish*	**None Detected**		**100% Other**	White Non Fibrous Heterogeneous Crushed
0001b - B *1501046PLM_31*	Smooth plaster on wall, below sink in Kitchen *base*	**None Detected**		**100% Other**	Gray Non Fibrous Heterogeneous Crushed
0001c - A *1501046PLM_3*	Smooth plaster on ceiling, closet in Living Room	**None Detected**		**100% Other**	White Non Fibrous Heterogeneous Crushed
0001c - B *1501046PLM_32*	Smooth plaster on ceiling, closet in Living Room	**None Detected**		**100% Other**	Gray Non Fibrous Heterogeneous Crushed
0001d - A *1501046PLM_4*	Smooth plaster on wall, closet in North Bedroom *compound*	**None Detected**		**100% Other**	White Non Fibrous Homogeneous Crushed
0001d - B *1501046PLM_33*	Smooth plaster on wall, closet in North Bedroom *finish*	**None Detected**		**100% Other**	White Non Fibrous Heterogeneous Crushed

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Sharon Donald (51)

Analyst

Approved Signatory

P-F-002 r15 1/15/2018

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

LAB #173190

NVLAP Lab Code: 200664-0

Customer: Pinchin Ltd.
470 Weber Street, N.
Suite 103
Waterloo ON N2L 6J2

Attn: Leslie Cantar
Andy Andriotis

Lab Order ID: 1501046
Analysis ID: 1501046_PLM
Date Received: 1/21/2015
Date Reported: 1/26/2015

Project: 101113 Residence HazMat Assessment Canadian Par-Mutuel

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
0001d - C	Smooth plaster on wall, closet in North Bedroom	**None Detected**		**100% Other**	Gray Non Fibrous Heterogeneous
1501046PLM_34	*base*				Crushed
0001e - A	Smooth plaster debris at tub, closet in Office	**2% Chrysotile**		**98% Other**	Yellow Non Fibrous Homogeneous
1501046PLM_5	*adhesive*				Dissolved
0001e - B	Smooth plaster debris at tub, closet in Office	**None Detected**		**100% Other**	White Non Fibrous Heterogeneous
1501046PLM_35	*finish*				Crushed
0001e - C	Smooth plaster debris at tub, closet in Office	**None Detected**		**100% Other**	Gray Non Fibrous Heterogeneous
1501046PLM_36	*base*				Crushed
0002a - A	Vinyl floor tile below carpet, white with speckle, Stairs to Basement	**3% Chrysotile**		**97% Other**	White Non Fibrous Heterogeneous
1501046PLM_6	*tile*				Dissolved
0002a - B	Vinyl floor tile below carpet, white with speckle, Stairs to Basement	**None Detected**	**3% Cellulose**	**97% Other**	Black Non Fibrous Homogeneous
1501046PLM_37	*mastic*				Dissolved
0002b - A	Vinyl floor tile below vinyl sheet flooring, white with speckle, Kitchen	**Not Analyzed**			
1501046PLM_7	*tile*				
0002b - B	Vinyl floor tile below vinyl sheet flooring, white with speckle, Kitchen	**None Detected**	**3% Cellulose**	**97% Other**	Black Non Fibrous Homogeneous
1501046PLM_38	*mastic*				Dissolved

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Sharon Donald (51)

Analyst

Approved Signatory

P-F-002 r15 1/15/2018

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

AIHA LAP, LLC ACCREDITED LABORATORY LAB #173190

NVLAP Lab Code: 200664-0

Customer: Pinchin Ltd.
470 Weber Street, N.
Suite 103
Waterloo ON N2L 6J2

Attn: Leslie Cantar
Andy Andriotis

Project: 101113 Residence HazMat Assessment Canadian Par-Mutuel

Lab Order ID: 1501046
Analysis ID: 1501046_PLM
Date Received: 1/21/2015
Date Reported: 1/26/2015

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
0002c - A *1501046PLM_8*	Vinyl floor tile below vinyl sheet flooring, white with speckle, Kitchen *tile*	**Not Analyzed**			
0002c - B *1501046PLM_39*	Vinyl floor tile below vinyl sheet flooring, white with speckle, Kitchen *mastic*	**None Detected**	**3% Cellulose**	**97% Other**	Black Non Fibrous Homogeneous Dissolved
0003a *1501046PLM_9*	Black undercoating on sink, Kitchen	**8% Chrysotile**		**92% Other**	Black Non Fibrous Homogeneous Dissolved
0003b *1501046PLM_10*	Black undercoating on sink, Kitchen	**Not Analyzed**			
0003c *1501046PLM_11*	Black undercoating on sink, Kitchen	**Not Analyzed**			
0004a *1501046PLM_12*	Vinyl sheet flooring, beige square pattern, Kitchen	**15% Chrysotile**	**10% Cellulose**	**75% Other**	Brown, Beige Fibrous Heterogeneous Teased
0004b *1501046PLM_13*	Vinyl sheet flooring, beige square pattern, Kitchen	**Not Analyzed**			
0004c *1501046PLM_14*	Vinyl sheet flooring, beige square pattern, Kitchen	**Not Analyzed**			

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Sharon Donald (51)

Analyst

Approved Signatory

P-F-002 r15 1/15/2018

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

AIHA LAP, LLC ACCREDITED LABORATORY LAB #173190

NVLAP Lab Code: 200664-0

Customer: Pinchin Ltd.
470 Weber Street, N.
Suite 103
Waterloo ON N2L 6J2

Attn: Leslie Cantar
Andy Andriotis

Project: 101113 Residence HazMat Assessment Canadian Par-Mutuel

Lab Order ID: 1501046
Analysis ID: 1501046_PLM
Date Received: 1/21/2015
Date Reported: 1/26/2015

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
0005a *1501046PLM_15*	Texture finish on plaster ceiling, Living Room	**None Detected**		**100% Other**	White Non Fibrous Homogeneous Crushed
0005b *1501046PLM_16*	Texture finish on plaster ceiling, closet in Living Room	**None Detected**		**100% Other**	White Non Fibrous Homogeneous Crushed
0005c *1501046PLM_17*	Texture finish on plaster ceiling, closet in Living Room	**None Detected**		**100% Other**	White Non Fibrous Homogeneous Crushed
0006a - A *1501046PLM_18*	Vinyl sheet flooring, brown mosaic pattern, Living Room at doorway *sheet flooring backing*	**None Detected**	**50% Cellulose** **10% Synthetic Fibers**	**40% Other**	Brown, Yellow Fibrous Heterogeneous Teased, Dissolved
0006a - B *1501046PLM_40*	Vinyl sheet flooring, brown mosaic pattern, Living Room at doorway *mastic*	**None Detected**	**5% Cellulose**	**95% Other**	Black Non Fibrous Homogeneous Dissolved
0006b - A *1501046PLM_19*	Vinyl sheet flooring, brown mosaic pattern, Living Room at doorway *sheet flooring backing*	**None Detected**	**50% Cellulose** **10% Synthetic Fibers**	**40% Other**	Brown, Yellow Fibrous Heterogeneous Teased, Dissolved
0006b - B *1501046PLM_41*	Vinyl sheet flooring, brown mosaic pattern, Living Room at doorway *mastic*	**None Detected**	**5% Cellulose**	**95% Other**	Black Non Fibrous Homogeneous Dissolved
0006c - A *1501046PLM_20*	Vinyl sheet flooring, brown mosaic pattern, Living Room at doorway *sheet flooring backing*	**None Detected**	**50% Cellulose** **10% Synthetic Fibers**	**40% Other**	Brown, Yellow Fibrous Heterogeneous Teased, Dissolved

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Sharon Donald (51)

Analyst

Approved Signatory

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

LAB #173190

NVLAP Lab Code: 200664-0

Customer: Pinchin Ltd.
470 Weber Street, N.
Suite 103
Waterloo ON N2L 6J2

Attn: Leslie Cantar
Andy Andriotis

Project: 101113 Residence HazMat Assessment Canadian Par-Mutuel

Lab Order ID: 1501046
Analysis ID: 1501046_PLM
Date Received: 1/21/2015
Date Reported: 1/26/2015

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
0006c - B *1501046PLM_42*	Vinyl sheet flooring, brown mosaic pattern, Living Room at doorway *mastic*	**None Detected**	**5% Cellulose**	**95% Other**	Black Non Fibrous Homogeneous Dissolved
0007a - A *1501046PLM_21*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *vinyl flooring*	**None Detected**	**5% Fiber Glass**	**95% Other**	Grayish Non Fibrous Homogeneous Ashed
0007a - B *1501046PLM_43*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *vinyl backing*	**30% Chrysotile**		**70% Other**	Gray Fibrous Heterogeneous Teased
0007a - C *1501046PLM_44*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *tile*	**3% Chrysotile**		**97% Other**	Beige Non Fibrous Heterogeneous Dissolved
0007a - D *1501046PLM_45*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *mastic*	**None Detected**		**100% Other**	Black Non Fibrous Homogeneous Dissolved
0007b - A *1501046PLM_22*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *vinyl flooring*	**None Detected**	**5% Fiber Glass**	**95% Other**	Grayish Non Fibrous Homogeneous Ashed
0007b - B *1501046PLM_46*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *vinyl backing*	**Not Analyzed**			
0007b - C *1501046PLM_47*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *tile*	**Not Analyzed**			

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Sharon Donald (51)

Analyst

Approved Signatory

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

LAB #173190

NVLAP Lab Code: 200664-0

Customer: Pinchin Ltd.
470 Weber Street, N.
Suite 103
Waterloo ON N2L 6J2

Attn: Leslie Cantar
Andy Andriotis

Project: 101113 Residence HazMat Assessment Canadian Par-Mutuel

Lab Order ID: 1501046
Analysis ID: 1501046_PLM
Date Received: 1/21/2015
Date Reported: 1/26/2015

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
0007b - D *1501046PLM_48*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *mastic*	**None Detected**		**100% Other**	Black Non Fibrous Homogeneous Dissolved
0007c - A *1501046PLM_23*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *vinyl flooring*	**None Detected**	**5% Fiber Glass**	**95% Other**	Grayish Non Fibrous Homogeneous Ashed
0007c - B *1501046PLM_49*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *vinyl backing*	**Not Analyzed**			
0007c - C *1501046PLM_50*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *tile*	**Not Analyzed**			
0007c - D *1501046PLM_51*	Vinyl sheet flooring, brown tile pattern, over vsf and floor tiles, Washroom *mastic*	**None Detected**		**100% Other**	Black Non Fibrous Homogeneous Dissolved
0008a *1501046PLM_24*	Brown caulking within window frame, Office	**4% Chrysotile**		**96% Other**	Brown Non Fibrous Homogeneous Dissolved
0008b *1501046PLM_25*	Brown caulking within window frame, South Bedroom	**Not Analyzed**			
0008c *1501046PLM_26*	Brown caulking within window frame, Kitchen	**Not Analyzed**			

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Sharon Donald (51)

Analyst

Approved Signatory

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

AIHA LAP, LLC ACCREDITED LABORATORY
LAB #173190
NVLAP
NVLAP Lab Code: 200664-0

Customer: Pinchin Ltd.
470 Weber Street, N.
Suite 103
Waterloo ON N2L 6J2

Attn: Leslie Cantar
Andy Andriotis

Project: 101113 Residence HazMat Assessment Canadian Par-Mutuel

Lab Order ID: 1501046
Analysis ID: 1501046_PLM
Date Received: 1/21/2015
Date Reported: 1/26/2015

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
0009a *1501046PLM_27*	White caulking at doorframe, Exterior at Kitchen	**2% Chrysotile**		**98% Other**	White Non Fibrous Heterogeneous Crushed
0009b *1501046PLM_28*	White caulking at window frame, Exterior at Kitchen	**Not Analyzed**			
0009c *1501046PLM_29*	White caulking at doorframe, Exterior at Front Entrance	**Not Analyzed**			

Sharon Donald (51)

Analyst

Approved Signatory

APPENDIX II-B

Lead Analytical Certificates

Your Project #: 101113
Site Location: 115 SUNNYRIDGE ROAD, JERSEYVILLE
Your C.O.C. #: na

Attention:Lesley Cantar

Pinchin Ltd
Unit 11
875 Main St W
Hamilton, ON
L8S 4R9

Report Date: 2015/01/27
Report #: R3314394
Version: 1 - Final

CERTIFICATE OF ANALYSIS

MAXXAM JOB #: B511080
Received: 2015/01/21, 09:05

Sample Matrix: Paint
Samples Received: 5

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Reference
Metals in Paint	5	2015/01/26	2015/01/26	CAM SOP-00408	EPA 6010C m

Remarks:

Maxxam Analytics has performed all analytical testing herein in accordance with ISO 17025 and the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. All methodologies comply with this document and are validated for use in the laboratory. The methods and techniques employed in this analysis conform to the performance criteria (detection limits, accuracy and precision) as outlined in the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act.

The CWS PHC methods employed by Maxxam conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following the 'Alberta Environment Draft Addenda to the CWS-PHC, Appendix 6, Validation of Alternate Methods'. Documentation is available upon request. Maxxam has made the following improvements to the CWS-PHC reference benchmark method: (i) Headspace for F1; and, (ii) Mechanical extraction for F2-F4. Note: F4G cannot be added to the C6 to C50 hydrocarbons. The extraction date for samples field preserved with methanol for F1 and Volatile Organic Compounds is considered to be the date sampled.

Maxxam Analytics is accredited for all specific parameters as required by Ontario Regulation 153/04. Maxxam Analytics is limited in liability to the actual cost of analysis unless otherwise agreed in writing. There is no other warranty expressed or implied. Samples will be retained at Maxxam Analytics for three weeks from receipt of data or as per contract.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Antonella Brasil, Senior Project Manager
Email: ABrasil@maxxam.ca
Phone# (905)817-5817

==========

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

Maxxam Job #: B511080
Report Date: 2015/01/27

Pinchin Ltd
Client Project #: 101113
Site Location: 115 SUNNYRIDGE ROAD, JERSEYVILLE
Sampler Initials: LC

ELEMENTS BY ATOMIC SPECTROSCOPY (PAINT)

Maxxam ID		ZF7727	ZF7728		ZF7729		ZF7730		
Sampling Date		2015/01/20 09:45	2015/01/20 09:45		2015/01/20 09:45		2015/01/20 09:45		
COC Number		na	na		na		na		
	Units	L001-OFF-WHITE PAINT ON METAL WATER HEATER CRAWLSPACE	L002-GREEN PAINT ON CONCRETE FLOOR,CLOSET IN BASEMENT DEN	RDL	L003- MINT GREEN PAINT ON WOOD STUD,BASEMENT LAUNDRY ROOM	RDL	L004-TAUPE PAINT ON WOOD FIBRE CEILING TILE,STAIRS TO BASEMENT	RDL	QC Batch
Metals									
Lead (Pb)	%	0.011	0.0048	0.00050	0.0029	0.00025	0.00073	0.00050	3897897

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Maxxam ID		ZF7731		
Sampling Date		2015/01/20 09:45		
COC Number		na		
	Units	L005-WHITE PAINT ON PLASTER CEILING,CLOSET IN LIVING ROOM	RDL	QC Batch
Metals				
Lead (Pb)	%	0.0025	0.0020	3897897

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Maxxam Analytics International Corporation o/a Maxxam Analytics 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.maxxam.ca

Maxxam Job #: B511080
Report Date: 2015/01/27

Pinchin Ltd
Client Project #: 101113
Site Location: 115 SUNNYRIDGE ROAD, JERSEYVILLE
Sampler Initials: LC

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	19.0°C

Sample ZF7727-01 : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample ZF7728-01 : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample ZF7729-01 : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample ZF7730-01 : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample ZF7731-01 : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Results relate only to the items tested.

Maxxam Analytics International Corporation o/a Maxxam Analytics 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.maxxam.ca

Maxxam Job #: B511080
Report Date: 2015/01/27

QUALITY ASSURANCE REPORT

Pinchin Ltd
Client Project #: 101113
Site Location: 115 SUNNYRIDGE ROAD, JERSEYVILLE
Sampler Initials: LC

			Matrix Spike		Method Blank		RPD		QC Standard	
QC Batch	**Parameter**	**Date**	**% Recovery**	**QC Limits**	**Value**	**Units**	**Value (%)**	**QC Limits**	**% Recovery**	**QC Limits**
3897897	Lead (Pb)	2015/01/26	NC	75 - 125	ND, RDL=0.00010	%	1.9	35	106	75 - 125

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spiked amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than 2x that of the native sample concentration).

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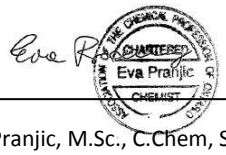
Maxxam Job #: B511080
Report Date: 2015/01/27

Pinchin Ltd
Client Project #: 101113
Site Location: 115 SUNNYRIDGE ROAD, JERSEYVILLE
Sampler Initials: LC

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).



Ewa Pranjic, M.Sc., C.Chem, Scientific Specialist

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21-Jan-15 09:05
Antonella Brasil
B511080
NNA ENV-039

Maxxam A Bureau Veritas Group Company 6740 Phone CAM

CHAIN OF COSTODY RECORD

Page ___ of ___

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required
Company Name:	Pinchin Ltd.	Company Name:		Quotation #:		X Regular TAT (5-7 days) Most analyses
Contact Name:	Leslie Cantar, Andy Andriotis	Contact Name:		P.O. #/ AFE#:		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS
Address:	875 Main Street West	Address:		Project #:	101113	Rush TAT (Surcharges will be applied)
	Hamilton, Ontario, L8S 4P9			Site Location:	115 Sunnyridge Road, Jerseyville	1 Day / 2 Days / 3-4 Days
Phone:	905-577-6206, ext. 1706 Fax: 905-577-6207	Phone:	Fax:	Site #:		
Email:	lcantar@pinchin.com; aandriotis@pinchin.com	Email:		Sampled By:	Leslie Cantar	Date Required: 28-Jan-15

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE MAXXAM DRINKING WATER CHAIN OF CUSTODY

Rush Confirmation #:

Regulation 153: Table 1, Res/Park, Med/ Fine, Table 2, Ind/Comm, Coarse, Table 3, Agri/ Other, Table ___

FOR RSC (PLEASE CIRCLE) Y / N

Other Regulations: CCME, Sanitary Sewer Bylaw, MISA, Storm Sewer Bylaw, PWQO Region ___, Other (Specify) ___, REG 558 (MIN. 3 DAY TAT REQUIRED)

Include Criteria on Certificate of Analysis: Y / N

SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO MAXXAM

Analysis Requested: # OF CONTAINERS SUBMITTED; FIELD FILTERED (CIRCLE) Metals / Hg / CrVI; BTEX/ PHC F1; PHCs F2 - F4; VOCs; REFER TO BACK OF COC: REG 153 METALS & INORGANICS, REG 153 ICPMS METALS, REG 153 METALS (Hg, Cr VI, ICPMS Metals, HWS - B); Lead in paint (EPA 6010); HOLD- DO NOT ANALYZE

	Sample Identification	Date Sampled (YYYY/MM/DD)	Time Sampled (HH:MM)	Matrix	# of Containers Submitted	Lead in paint (EPA 6010)	Comments
1	L001 - Off-white paint on metal water heater, Crawlspace	1/20/2015	9:45 AM	Paint	1	x	Please email results to:
2	L002 - Green paint on concrete floor, Closet in Basement Den	1/20/2015	9:45 AM	Paint	1	x	lcantar@pinchin.com
3	L003 - Mint green paint on wood stud, Basement Laundry Room	1/20/2015	9:45 AM	Paint	1	x	aandriotis@pinchin.com
4	L004 - Taupe paint on wood fibre ceiling tile, Stairs to Basement	1/20/2015	9:45 AM	Paint	1	x	
5	L005 - White paint on plaster ceiling, Closet in Living Room	1/20/2015	9:45 AM	Paint	1	x	
6							

LABORATORY USE ONLY

Custody Seal Y / N		Cooler Temperatures
Present	Intact	
Y	Y	19/19/19

COOLING MEDIA PRESENT: Y / (N)

Relinquished By: (Signature/Print)	Date: (YYYY/MM/DD)	Time: (HH:MM)	Received By: (Signature/Print)	Date: (YYYY/MM/DD)	Time: (HH:MM)	Maxxam Job #
Leslie Cantar [signature]	1/20/2015	4:00 PM	[signature] Antonella Brasil	2015/01/21	09:05	

APPENDIX III
Methodology

1.0 GENERAL

Pinchin conducts a room-by-room survey (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined by the scope.

Information regarding the approximate quantity, location, and condition of hazardous building materials encountered and visually estimated quantities are recorded. The locations of any samples collected are recorded on small-scale plans.

As-built drawings and previous reports are referenced where provided.

1.1 Limitations on Scope

The assessment excludes the following:

- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);

The assessment includes limited destructive testing of flooring where possible (under carpets or multiple layers of flooring). Demolition of masonry walls (chases, shafts etc.), structural items or exterior building finishes is not conducted.

1.2 Asbestos

Pinchin conducts an inspection for the presence of friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.

A separate set of samples is collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA[1] as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials are determined by visual examination, available information on the phases of the construction and prior renovations.

Pinchin collects samples at a rate that is in compliance with Table 1 of O.Reg. 278/05.

1 Environmental Protection Agency

The sampling strategy is also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start/finish date of construction and associated usage of ACM.

In some cases, manufactured products such as asbestos cement pipe are visually identified without sample confirmation.

Pinchin conducts limited demolition of masonry block walls (core holes) if required to investigate for loose fill insulation. The core holes are temporarily patched with expanding foam.

Flooring mastic/adhesive and leveling compounds are only sampled and analyzed if present on the underside of flooring samples (vinyl floor tile and vinyl sheet flooring).

Pinchin submits the bulk samples to a NVLAP[2] accredited laboratory for analysis. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

The asbestos analysis is completed using a stop positive approach. Only one result of equal to or greater than the regulated criteria (0.5%) is required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stops analyzing samples from a homogeneous material once a result greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material are analyzed if no asbestos is detected. In some cases, all samples are analyzed in the sample set regardless of result. Where building materials are described in the report as non-asbestos, or described as containing no asbestos, this is subject to the limitations of the analytical method used, and should be understood to mean no asbestos was detected.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. This includes friability, condition and efficiency and practicality of the work.

1.3 Lead

Pinchin collects samples of distinctive paint finishes and surface coatings present in more than a limited application, where removal of the paint is possible. Pinchin collects samples by scraping the painted finish to include base and covering applications. Drawings included show sample locations.

[2] National Voluntary Laboratory Accreditation Program

Analysis for lead in paints or surface coatings is performed in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption at an accredited laboratory.

For this report, all paints containing lead at a concentration of 0.009% or greater are discussed. Paint and surface coatings are evaluated for condition.

Lead building products (e.g. batteries, lead sheeting, flashing) are identified by visual observation only.

1.4 Silica

Pinchin identifies building materials suspected of containing crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) by knowledge of current and historic applications and visual inspection only. Pinchin does not perform sampling of these materials for laboratory analysis of crystalline silica content.

1.5 Mercury

Building materials/products/equipment (e.g. thermostats, barometers, pressure gauges, light tubes), suspected to contain mercury were identified by visually inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

Mercury spills or damaged mercury-containing equipment was recorded where observed.

1.6 Polychlorinated Biphenyls

Pinchin determines the potential for light ballasts and wet transformers to contain PCBs based on the age of the building, a review of maintenance records and examination of labels or nameplates on equipment, where present and accessible. The information is compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers are presumed to be free of dielectric fluids and hence non-PCB.

Pinchin records spills or leakage of suspect PCB-containing fluids where observed or identified in historical documents.

Fluids (mineral oil, hydraulic or Askaral) in transformers or other equipment are not sampled for PCB content.

Pinchin decides to sample exterior caulking or sealants for PCBs based on the date of construction or installation or based on a Client specific scope of work. Caulking installed after 1985 is presumed to be

free of PCBs and hence not sampled. If sampled, analysis for PCBs is performed using an ASTM[3] test method appropriate to the sample matrix at an accredited laboratory.

1.7 Visible Mould

Pinchin identifies the presence of mould if visibly present in a significant quantity on exposed building surfaces. If any mould growth is concealed within wall cavities it is not addressed in this assessment.

1.1 Stored Chemicals

Pinchin Ltd. determines the potential for hazardous stored chemicals based on examination of labels or nameplates on stored containers and equipment, where present and accessible.

1.2 Petroleum Hydrocarbon Containing Equipment Or Contamination

Pinchin Ltd. determines the potential for petroleum hydrocarbon containing equipment based on examination of labels or nameplates on equipment, where present and accessible. Suspect contamination will be noted for further investigation. Exterior surfaces will not be assessed as part of this assessment due to snow cover.

[3] American Society for Testing and Materials

APPENDIX IV

Location Summary Report

PINCHIN

LOCATIONS LIST

www.pinchin.com

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location No.	Name or Description	m^2	Floor No.	Notes
1	Exterior			
2	Crawlspace	40	B	
3	Recreation Room	40	B	
4	Laundry Room	25	B	
5	Stairs To Basement	3	G	
6	Kitchen	25	G	
7	Living Room	35	G	
8	Corridor And Stairs	12	U	
9	North Bedroom	20	U	
10	Washroom	9	U	
11	Office	14	U	
12	South Bedroom	20	U	

APPENDIX V

Hazardous Material Summary Report

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

HAZARDOUS MATERIALS SUMMARY - ASBESTOS CONTAINING MATERIALS (ACM)

Sample No.	System	Material/Notes	Friable	Location(s)	Substance	Amount	Unit	Positive
S0001	WALL	PLASTER, SMOOTH PLASTER WITH YELLOW ADHESIVE.	No	2,5,6,7,8,9,10,11,12	None Detected			No
S0001E, Phase A	WALL	YELLOW ADHESIVE ON CERAMIC TILE	No	10, 11	Chrysotile	3	%	Yes
S0002	FLOOR	VINYL FLOOR TILES, WHITE W/ GREY SPECKL	No	5,6	Chrysotile	3	%	Yes
S0003	OTHER	BLACK MASTIC, SINK UNDERCOAT	No	6	Chrysotile	8	%	Yes
S0004	FLOOR	VINYL SHEET FLOORING, BEIGE SQUARES	Yes	6	Chrysotile	15	%	Yes
S0005	CEILING	TEXTURE FINISH (TEXTURE COAT), TEXTURE FINISH	Yes	7	None Detected			No
S0006	FLOOR	VINYL SHEET FLOORING, BROWN MOSAIC	Yes	7	None Detected			No
S0007	FLOOR	VINYL SHEET FLOORING, BROWN TILE PATTERN	No	10	Chrysotile	30	%	Yes
S0007	FLOOR	VINYL FLOOR TILE	No	10	Chrysotile	3	%	Yes
S0008	OTHER	CAULKING, BROWN CAULK WIN WIND	No	6,9,11,12	Chrysotile	4	%	Yes
S0009	OTHER	CAULKING, WHITE CAULKING	No	1	Chrysotile	2	%	Yes
V9500	OTHER	TEXTILE	No	2,3,4	Presumed Asbestos			Yes

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

HAZARDOUS MATERIALS SUMMARY -LEAD IN PAINT RESULTS

Sample No.	System	Description	Location(s)	Substance	Lead Content	Unit	Positive (> 0.009%)
L0001	MECHANICAL	OFF-WHITE	2	Lead	0.011	%	No
L0002	FLOOR	LIGHT GREEN	2,3,4	Lead	0.0048	%	No
L0003	WALL	MINT GREEN	4,9,12	Lead	0.0029	%	No
L0004	CEILING	TAUPE	5,6,7,8,10	Lead	0.00073	%	No
L0005	CEILING	WHITE PAINT ON CEILING	6,7,8,9,10,11,12	Lead	0.0025	%	No

Project #: 101113	Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre	Building Name: Residence Building	Surveyor: Leslie Cantar	Survey Date: 2015-01-20

HAZARDOUS MATERIALS SUMMARY - LEAD (PB) PRODUCTS

Component	Total Quantity (Estimated)	Location(s)
NO LEAD CONTAINING PRODUCTS WERE OBSERVED		

Project #: 101113	Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre	Building Name: Residence Building	Surveyor: Leslie Cantar	Survey Date: 2015-01-20

HAZARDOUS MATERIALS SUMMARY - MERCURY (HG)

Component	Total Quantity (Estimated)	Location(s)
THERMOSTAT	1	8
FLUORESCENT LIGHT TUBE	3	3,4

APPENDIX VI

All Data

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 1 **Location Name: Exterior** **Floor:** **Room #:** **Area (m^2):**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	NOT FOUND		No										~		No
CEILING	SOFFIT	METAL	No			C	Y						~		No
WALL	ALL	MASONRY	No			A	Y						~		No
STRUCTURE	ALL	CONCRETE (POURED)	No			A	Y						~		No
DUCT	EXHAUST	NOT INSULATED	No			C	Y						~		No
PIPE	ALL	NOT INSULATED	No			A	Y						~		No
MECHANICAL	NOT FOUND		No										~		No
OTHER[1]	DOORS AND WINDOWS	CAULKING, WHITE CAULKING	No			A	Y	40 (7)			m	S0009	CHRYSOTILE	2%	Yes

1 - Caulking around window/door frames

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 2 **Location Name: Crawlspace** **Floor: B** **Room #:** **Area (m^2): 40**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	CONCRETE (POURED)	No			A	Y						~		No
CEILING	NOT FOUND		No										~		No
WALL	ALL	MASONRY	No			A	Y						~		No
WALL[1]	ALL	PLASTER, SMOOTH PLASTER	No			B	Y	2			m^2	S0001	NON-ASBESTOS		No
STRUCTURE	ALL	WOOD	No			A	Y						~		No
DUCT	ALL	NOT INSULATED	No			B	Y						~		No
PIPE	ALL	ARMAFLEX	No			A	Y						~		No
PIPE	ALL	NOT INSULATED	No			A	Y						~		No
MECHANICAL	DOMESTIC HOT WATER TANK	FIBREGLASS	No		METAL	B	Y						~		No
MECHANICAL	HVAC UNIT	FIBREGLASS	No		METAL	B	Y						~		No
OTHER[2]	ALL	TEXTILE	No			B	Y	60 (7)			m	V9500	PRESUMED		Yes
OTHER[3]	CHALK/BULLETIN BOARD	WOOD	No			B	Y						~		No

1 - Below stairs.
2 - Presumed asbestos-containing textile jacketing on electrical.
3 - Perforated wood fibre board.

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 3 **Location Name: Recreation Room** **Floor: B** **Room #:** **Area (m^2): 40**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	CONCRETE (POURED)	No		CARPET	D	N						~		No
FLOOR	ALL	CARPET	No			A	Y						~		No
CEILING[1]	ALL	LAY-IN CEILING TILES, 12" SWIRL TEXTURE	Yes			C	Y	40			m^2	V0000	NON-ASBESTOS		No
WALL[2]	ALL	WOOD	No			A	Y						~		No
WALL	ALL	MASONRY	No			D	N						~		No
STRUCTURE	ALL	WOOD	No			C	Y						~		No
DUCT	ALL	NOT INSULATED	No			D	N						~		No
PIPE	ALL	NOT INSULATED	No			C	Y						~		No
MECHANICAL	NOT FOUND		No										~		No
OTHER[3]		TEXTILE	No			C	Y	20 (7)			m	V9500	PRESUMED		Yes
OTHER[4]	LIGHT FIXTURE	FIBREGLASS	No			C	Y	2			EA	V0000	NON-ASBESTOS		No
OTHER	WINDOW	CAULKING, 2011 DATE STAMP	No			A	Y	2			m	V0000	NON-ASBESTOS		No

1 - Splined wood fibre
2 - Styrofoam insulation
3 - Presumed asbestos-containing textile jacketing on electrical.
4 - Heat shield

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 4 **Location Name: Laundry Room** **Floor: B** **Room #:** **Area (m^2): 25**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	CONCRETE (POURED)	No			A	Y						~		No
FLOOR	ALL	PLASTIC LAMINATE	No			A	Y						~		No
CEILING	NOT FOUND		No										~		No
WALL	ALL	MASONRY	No			A	Y						~		No
STRUCTURE	ALL	WOOD	No			A	Y						~		No
DUCT	ALL	NOT INSULATED	No			B	Y						~		No
PIPE	ALL	NOT INSULATED	No			A	Y						~		No
OTHER[1]		TEXTILE	No			A	Y	10 (7)			m	V9500	PRESUMED		Yes
OTHER[2]	CHALK/BULLETIN BOARD	WOOD	No			B	Y						~		No

1 - Presumed asbestos-containing textile jacketing on electrical.
2 - Perforated wood fibre board.

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 5 **Location Name: Stairs To Basement** **Floor: G** **Room #:** **Area (m^2): 3**

ASBESTOS																
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	VINYL FLOOR TILES, WHITE W/ GREY SPECKL	No		CARPET	D	N	3 (7)			m^2	S0002	CHRYSOTILE	3%	Yes
FLOOR	ALL	CARPET	No			A	Y						~		No
CEILING	ALL	PLASTER	No			C	Y	3			m^2	V0001	NON-ASBESTOS		No
CEILING	ALL	LAY-IN CEILING TILES	Yes			A	Y	0.5			m^2	V0000	NON-ASBESTOS		No
WALL	ALL	PLASTER	No			A	Y	100			%	V0001	NON-ASBESTOS		No
STRUCTURE	ALL	WOOD	No			D	N						~		No
DUCT	NOT FOUND		No										~		No
PIPE	NOT FOUND		No										~		No
MECHANICAL	NOT FOUND		No										~		No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 6 **Location Name: Kitchen** **Floor: G** **Room #:** **Area (m^2): 25**

ASBESTOS																
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	VINYL FLOOR TILES, WHITE AND BLUE	No			D	N	25 (7)			m^2	S0002	CHRYSOTILE	3%	Yes
FLOOR	ALL	VINYL SHEET FLOORING, BEIGE SQUARES	Yes			A	Y	25 (5)			m^2	S0004	CHRYSOTILE	15%	Yes
CEILING	ALL	PLASTER	No			C	Y	25			m^2	V0001	NON-ASBESTOS		No
WALL	ALL	PLASTER	No			A	Y	100			%	S0001	NON-ASBESTOS		No
STRUCTURE	ALL	WOOD	No			D	N						~		No
DUCT	ALL		No										~		No
PIPE	ALL	NOT INSULATED	No			A	Y						~		No
MECHANICAL	NOT FOUND		No										~		No
OTHER	SINK	BLACK MASTIC, SINK UNDERCOAT	No			A	Y	0.4 (7)			m^2	S0003	CHRYSOTILE	8%	Yes
OTHER[1]	WINDOW	CAULKING, BROWN CAULKING WITHIN FRAME.	No			A	Y	6 (7)			m	S0008	CHRYSOTILE	4%	Yes

1 - 1982 date stamp

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 7 **Location Name: Living Room** **Floor: G** **Room #:** **Area (m^2): 35**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	WOOD	No			A	Y						~		No
FLOOR	ALL	VINYL SHEET FLOORING, BROWN MOSAIC	Yes			A	Y	1			m^2	S0006	NON-ASBESTOS		No
CEILING	ALL	PLASTER	No	TEXTURE FINISH		C	Y	35			m^2	S0001	NON-ASBESTOS		No
CEILING	ALL	TEXTURE FINISH (TEXTURE COAT), TEXTURE FINISH	Yes			C	Y	35			m^2	S0005	NON-ASBESTOS		No
WALL	ALL	PLASTER	No			A	Y	100			%	V0001	NON-ASBESTOS		No
STRUCTURE	ALL	WOOD	No			D	N						~		No
DUCT	ALL	NOT INSULATED	No			A	Y						~		No
PIPE	NOT FOUND		No										~		No
MECHANICAL	NOT FOUND		No										~		No
OTHER[1]	WINDOW	CAULKING, BLACK RUBBER	No			A	Y	15			m	V0000	NON-ASBESTOS		No

1 - 1995 date stamp

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 8 **Location Name: Corridor And Stairs** **Floor: U** **Room #:** **Area (m^2): 12**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	CARPET	No			A	Y						~		No
CEILING	ALL	PLASTER	No			C	Y	12			m^2	V0001	NON-ASBESTOS		No
WALL	ALL	PLASTER	No			A	Y	100			%	V0001	NON-ASBESTOS		No
STRUCTURE	ALL	WOOD	No			D	N						~		No
DUCT	ALL	NOT INSULATED	No			A	Y						~		No
PIPE	NOT FOUND		No										~		No
MECHANICAL	NOT FOUND		No										~		No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 9 **Location Name: North Bedroom** **Floor: U** **Room #:** **Area (m^2): 20**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	CARPET	No			A	Y						~		No
CEILING	ALL	PLASTER	No			C	Y	20			m^2	V0001	NON-ASBESTOS		No
WALL	ALL	PLASTER	No			A	Y	100			%	S0001	NON-ASBESTOS		No
STRUCTURE	ALL	WOOD	No			D	N						~		No
DUCT	ALL	NOT INSULATED	No			A	Y						~		No
PIPE	NOT FOUND		No										~		No
MECHANICAL	NOT FOUND		No										~		No
OTHER	WINDOW	CAULKING, BROWN CAULKING WITHIN WINDOW FRAME.	No			A	Y	6 (7)			m	V0008	CHRYSOTILE	4%	Yes

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 10 **Location Name: Washroom** **Floor: U** **Room #:** **Area (m^2): 9**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	VINYL SHEET FLOORING, BROWN TILE PATTERN	Yes			A	Y	9 (5)			m^2	S0007	CHRYSOTILE	30%	Yes
FLOOR	ALL	VINYL FLOOR TILES, BELOW VSF	No			D	N	9 (7)			m^2	S0007	CHRYSOTILE	30%	Yes
CEILING	ALL	PLASTER	No			C	Y	9			m^2	V0001	NON-ASBESTOS		No
WALL		ADHESIVE	No		CERAMIC TILES	D	N	2 (7)			m^2	S0001E, PHASE A	CONFIRMED		Yes
WALL	ALL	PLASTER	No			A	Y	100			%	V0001	NON-ASBESTOS		No
STRUCTURE	ALL	WOOD	No			D	N						~		No
DUCT	ALL	NOT INSULATED	No			A	Y						~		No
PIPE	ALL	NOT INSULATED	No			A	Y						~		No
MECHANICAL	NOT FOUND		No										~		No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 11 **Location Name: Office** **Floor: U** **Room #:** **Area (m^2): 14**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	WOOD	No			A	Y						~		No
CEILING	ALL	PLASTER	No			C	Y	14			m^2	V0001	NON-ASBESTOS		No
WALL[1]	ALL	PLASTER, SMOOTH PLASTER WITH YELLOW ADHESIVE.	No			D	N	100			%	S0001	NON-ASBESTOS		No
WALL	ALL	WOOD	No			A	Y						~		No
STRUCTURE	ALL	WOOD	No			D	N						~		No
DUCT	ALL	NOT INSULATED	No			A	Y						~		No
PIPE	NOT FOUND		No										~		No
MECHANICAL	NOT FOUND		No										~		No
OTHER[2]	DEBRIS	ADHESIVE, SAMPLE 0001E, PHASE A	No			B	N	1 (7)			m^2	V9000	CONFIRMED		Yes
OTHER[3]	WINDOW	CAULKING, BROWN CAULKING WITHIN WINDOW FRAME.	No			A	Y	6 (7)			m	S0008	CHRYSOTILE	4%	Yes

1 - Yellow adhesive is asbestos-containing.
2 - Asbestos-containing yellow adhesive is present on non-asbestos plaster debris.
3 – 1982 date stamp

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 12 **Location Name: South Bedroom** **Floor: U** **Room #:** **Area (m^2): 20**

ASBESTOS															
System	Component	Material	Friable	Item	Covering	Access	Visible	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Asbestos
FLOOR	ALL	CARPET	No			A	Y						~		No
CEILING	ALL	PLASTER	No			C	Y	20			m^2	V0001	NON-ASBESTOS		No
WALL	ALL	PLASTER	No			A	Y	100			%	V0001	NON-ASBESTOS		No
STRUCTURE	ALL	WOOD	No			D	N						~		No
DUCT	ALL	NOT INSULATED	No			A	Y						~		No
PIPE	NOT FOUND		No										~		No
MECHANICAL	NOT FOUND		No										~		No
OTHER	WINDOW	CAULKING, BROWN CAULKING WITHIN WINDOW FRAME.	No			A	Y	6 (7)			m	S0008	CHRYSOTILE	4%	Yes

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 2 **Location Name: Crawlspace** **Floor: B** **Room #:** **Area (m^2):: 40**

LEAD IN PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Result Description	Amount	Lead
FLOOR	CONCRETE (POURED)	0.5		m^2	V0002	Light green		0.0048%	No
MECHANICAL	METAL	5	3	m^2	L0001	Off-white		0.011%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 3 **Location Name: Recreation Room** **Floor: B** **Room #:** **Area (m^2): 40**

LEAD IN PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Result Description	Amount	Lead
FLOOR[1]	CONCRETE (POURED)	45	1	m^2	L0002	Light green		0.0048%	No

1 - Below carpet

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 4 **Location Name: Laundry Room** **Floor: B** **Room #:** **Area (m^2): 25**

LEAD IN PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Result Description	Amount	Lead
FLOOR	CONCRETE (POURED)	3	14	m^2	V0002	Light green		0.0048%	No
WALL	MASONRY	30	1	m^2	L0003	Mint green		0.0029%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 5 **Location Name: Stairs To Basement** **Floor: G** **Room #:** **Area (m^2):: 3**

LEAD IN PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Result Description	Amount	Lead
CEILING	WOOD	100		%	L0004	Taupe		0.00073%	No
WALL	PLASTER	100		%	V0004			0.00073%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 6 **Location Name: Kitchen** **Floor: G** **Room #:** **Area (m^2): 25**

LEAD IN PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Result Description	Amount	Lead

CEILING	PLASTER	25		m²	V0005	White		0.0025%	No
WALL	PLASTER	100		%	V0004			0.00073%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 7 **Location Name: Living Room** **Floor: G** **Room #:** **Area (m²): 35**

LEAD IN PAINT									
System	**Item**	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Result Description**	**Amount**	**Lead**
CEILING	PLASTER	35		m²	L0005	White paint on ceiling		0.0025%	No
WALL	PLASTER	100		%	V0004			0.00073%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 8 **Location Name: Corridor And Stairs** **Floor: U** **Room #:** **Area (m²): 12**

LEAD IN PAINT									
System	**Item**	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Result Description**	**Amount**	**Lead**
CEILING	PLASTER	12		m²	V0005			0.0025%	No
WALL	PLASTER	100		%	V0004			0.00073%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 9 **Location Name: North Bedroom** **Floor: U** **Room #:** **Area (m^2): 20**

LEAD IN PAINT									
System	**Item**	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Result Description**	**Amount**	**Lead**
CEILING	PLASTER	20		m^2	V0005			0.0025%	No
WALL	PLASTER	100		%	V0003	Mint green		0.0029%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 10 **Location Name: Washroom** **Floor: U** **Room #:** **Area (m^2): 9**

LEAD IN PAINT									
System	**Item**	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Result Description**	**Amount**	**Lead**
CEILING	PLASTER	9		m^2	V0005			0.0025%	No
WALL	PLASTER	14	1	m^2	V0004	Taupe		0.00073%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 11 **Location Name: Office** **Floor: U** **Room #:** **Area (m^2):: 14**

LEAD IN PAINT									
System	**Item**	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Result Description**	**Amount**	**Lead**
CEILING	PLASTER	14		m^2	V0005			0.0025%	No

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 12 **Location Name: South Bedroom** **Floor: U** **Room #:** **Area (m^2): 20**

LEAD IN PAINT									
System	**Item**	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Result Description**	**Amount**	**Lead**
CEILING	PLASTER	20		m^2	V0005			0.0025%	No
WALL	PLASTER	100		%	V0003	Mint green		0.0029%	No

Project #: 101113 | **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** | **Building Name: Residence Building** | **Surveyor: Leslie Cantar** | **Survey Date: 2015-01-20**

Location #: 3 | **Location Name: Recreation Room** | **Floor: B** | **Room #:** | **Area (m^2):: 40**

MERCURY		
Component	**Quantity**	**Unit**
FLUORESCENT LIGHT TUBE[1]	1	EA

1 - Stored in closet

Project #: 101113 | **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** | **Building Name: Residence Building** | **Surveyor: Leslie Cantar** | **Survey Date: 2015-01-20**

Location #: 4 | **Location Name: Laundry Room** | **Floor: B** | **Room #:** | **Area (m^2): 25**

MERCURY		
Component	**Quantity**	**Unit**
FLUORESCENT LIGHT TUBE	2	EA

Project #: 101113 | **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** | **Building Name: Residence Building** | **Surveyor: Leslie Cantar** | **Survey Date: 2015-01-20**

Location #: 8 | **Location Name: Corridor And Stairs** | **Floor: U** | **Room #:** | **Area (m^2): 12**

MERCURY		
Component	**Quantity**	**Unit**
THERMOSTAT	1	EA

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 2 **Location Name: Crawlspace** **Floor: B** **Room #:** **Area (m^2): 40**

MOULD							
System	**Material**	**Visible**	**Quantity**	**Unit**	**Sample**	**Sample Description**	**Mould**
OTHER[1]	PAPER	Y	0.1	m^2		Visual	SVM
WALL[2]	MASONRY	Y	1	m^2		Visual	SVM

1 - Sheet of paper on desk
2 - Water staining

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 4 **Location Name: Laundry Room** **Floor: B** **Room #:** **Area (m^2): 25**

MOULD							
System	**Material**	**Visible**	**Quantity**	**Unit**	**Sample**	**Sample Description**	**Mould**
WALL[1]	MASONRY	Y	1	m^2		Visual	SVM

1 - Water staining

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 9 **Location Name: North Bedroom** **Floor: U** **Room #:** **Area (m^2): 20**

MOULD							
System	**Material**	**Visible**	**Quantity**	**Unit**	**Sample**	**Sample Description**	**Mould**
WALL[1]	PLASTER	Y	1	m^2		Visual	SVM

1 - Staining in closet

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 10 **Location Name: Washroom** **Floor: U** **Room #:** **Area (m^2): 9**

MOULD							
System	**Material**	**Visible**	**Quantity**	**Unit**	**Sample**	**Sample Description**	**Mould**
OTHER[1]	WOOD	Y	0.5	m^2		Visual	SVM

1 - Staining on window frame

Project #: 101113 **Site: Canadian Pari-Mutuel Agency Jerseyville Research Centre** **Building Name: Residence Building** **Surveyor: Leslie Cantar** **Survey Date: 2015-01-20**

Location #: 12 **Location Name: South Bedroom** **Floor: U** **Room #:** **Area (m^2): 20**

MOULD

System	Material	Visible	Quantity	Unit	Sample	Sample Description	Mould
WALL[1]	PLASTER	Y	1	m²		Visual	SVM

1 - Staining in closet

Legend:

Sample number		Units		Other	
S####	Sample collected.	SF	Square feet	SVM	Suspect Visible Mould
V####	Material is visually identified to be identical to S####	LF	Linear feet		
V0000	Known non asbestos material.	EA	Each		
V9000	Material is visually identified to contain asbestos.	%	Percentage		
V9500	Material is presumed to contain asbestos.				

Access		Condition	
A	Accessible to all building occupants	Good	No visible damage or deterioration
B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas.	Poor	Irreparable damage or deterioration with exposed and missing material.
D	Not normally accessible or without demolition		

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

APPENDIX VII

Photographs

Non-asbestos vinyl sheet flooring, brown mosaic pattern (samples 0006a-c), Main Level Living Room

Suspect mould growth on concrete block wall, Closet within Basement Laundry Room

Suspect mould growth on plaster walls, Closet within Upper Level Bedroom

Fire extinguisher, Closet in Basement Rec Room

Gun cleaning solvent, Closet in Basement Rec Room

Ammunition, Closet in Basement Rec Room