Asbestos Reassessment

West Lincoln Memorial Hospital
169 Main Street East, Grimsby, Ontario

Prepared for:

Hamilton Health Sciences

1200 Main Street West
Hamilton, Ontario, L8N 1H4

December 17, 2024

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EXECUTIVE SUMMARY

Hamilton Health Sciences (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials reassessment of West Lincoln Memorial Hospital located at 169 Main Street East, Grimsby, Ontario. The reassessment was performed on November 18, 2024.

The objective of the reassessment was to evaluate the condition and quantity of previously reported asbestos-containing materials (ACM) and develop corrective action plans as required for the purposes of long-term management. The results of this assessment are not intended for construction, renovation, demolition or project tendering purposes.

SUMMARY OF FINDINGS

Asbestos-containing materials (ACM) are present as follows:

- Pipe insulation
- Duct paper
- Mechanical equipment insulation
- Ceiling tiles
- Ceiling tile mastic (presumed)
- Asbestos cement (Transite)
- Vinyl sheet flooring and mastic
- Vinyl floor tiles and mastic
- Caulking
- Putty
- Sink undercoating (presumed)
- Paper heat shields
- Tamped firestopping in electrical panels
- Textured paint

SUMMARY OF RECOMMENDATIONS

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

1. Remediate any materials listed in the Remedial Recommendation Report in Appendix II.
2. Continue to apply the policies and procedures as outlined in the building's Asbestos Management Program (AMP).
3. Perform a reassessment of asbestos materials on an annual basis.
4. Prior to renovations or demolition, perform a pre-construction assessment to identify any hazardous materials that may be disturbed by the work.
5. Follow appropriate safe work procedures when handling or disturbing asbestos.

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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APPENDICES

1.0 INTRODUCTION AND SCOPE

Hamilton Health Sciences (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials reassessment at West Lincoln Memorial Hospital, located at 169 Main Street East, Grimsby, Ontario.

Pinchin performed the reassessment on November 18, 2024. The surveyor was unaccompanied during the reassessment. The assessed area was occupied at the time of the assessment.

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

1.1 Scope of Assessment

The objective of the reassessment was to evaluate the condition and quantity of previously reported ACM, and develop corrective action plans as required.

Additional objectives included the following:

- Assessment of any rooms/areas that were inaccessible during the previous assessment (if access could be obtained).
- Documentation of any asbestos abatement that was performed since the last reassessment.

2.0 METHODOLOGY

Pinchin conducted an assessment of previously identified ACM to evaluate the current condition of all accessible materials identified in the most recent assessment. The surveyor made reference to any existing assessment or abatement reports (as provided by the Client).

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

Please refer to Appendix I for a detailed description of the methodology used for this assessment.

3.0 BACKGROUND INFORMATION

3.1 Building Description

Description Item	Details
Use	Hospital
Number of Floors	The building is 2 storeys, plus 1 level below grade.
Year of Construction	Front Wing was constructed in 1948, Middle Wing was constructed in the 1970's, ER Wing was constructed in the 1960's, and Alexander Globe Centre was constructed in 1948. Kitchen Wing was constructed in 1986 and demolished in 2022.
Structure	Structural steel, concrete, wood
Exterior Cladding	Pre-cast concrete, plaster, stone, brick, metal cladding, asbestos cement panels (Transite)
HVAC	Rooftop AC units, boilers, and hot water heating to radiators
Roof	Built-up roofing, EPDM
Flooring	Vinyl tile, vinyl sheet flooring, terrazzo, carpet, rubber
Interior Walls	Drywall, concrete block, plaster, poured concrete, Transite panels, wood
Ceilings	Drywall, plaster, acoustic ceiling tiles, Transite board, metal pan ceiling tiles

3.2 Existing Reports

Pinchin was provided with and instructed to rely upon, the following reports:

- Asbestos-Containing Materials Reassessment - West Lincoln Memorial Hospital, June 20, 2017, Prepared By ECOH, Project No. 17429.
- Bulk Sample Analysis Report - West Lincoln Memorial Hospital, May 12, 2017, Prepared By ECOH, Project No. 17429.

Pinchin most recently prepared the following reports which were used for reference:

- "Asbestos Reassessment Report – West Lincoln Memorial Hospital", dated February 1, 2024 (Pinchin File: 320566.054).
- HMIS 2.0 Online Database.

3.3 Inaccessible Locations

Inaccessible locations (rooms or areas), if any, are indicated in the HMIS 2.0 online database. These locations within the assessed areas were not accessible to the surveyor and are therefore not included in the report.

4.0 FINDINGS

The following section summarizes the findings of the reassessment and provides a general description of the asbestos materials identified and their general locations.

For details on quantities, condition and locations of ACM; refer to the HMIS 2.0 online database.

The sample numbers referenced below refer to the analytical reports found in “336568.061 Asbestos Analytical Results Letter WLMH 169 Main Street East HHS Dec 17 2024” on the HMIS 2.0 online database. Laboratory reference numbers have been included where applicable to distinguish sample numbers from previous projects. Sample numbers where “HHS” is present before a sample number indicates that the sample results were provided by HHS.

4.1 Front Wing

4.1.1 Spray-Applied Insulation

Fibrous spray-applied fireproofing and overspray present on the structure within the crawlspaces below the First Floor in the Front Wing does not contain asbestos (samples 0049A-E, lab reference no. 1407247).

4.1.2 Pipe Insulation

Parging cement (photo 1), containing chrysotile asbestos (samples 1-5, lab sample nos. 91B0066-91B0071), is present on pipe fittings (elbows, valves, tees, hangers etc.) on hot water heating, domestic water, and drain systems throughout the Front Wing of the Main Hospital. Parging cement is present on insulated pipe systems above solid ceilings and debris from asbestos-containing parging cement is presumed to be lying on top of solid ceiling systems. Parging cement is either jacketed with canvas or unjacketed.

A white corrugated paper insulation (trade name Aircell, photo 2), containing chrysotile asbestos (visually similar to sample 6, lab sample no. 91B0071), is present on straight sections of hot water heating and domestic hot water system pipes throughout the Front Wing. Aircell insulation is present on insulated pipe systems above solid ceilings and debris is presumed to be lying on top of solid ceiling systems. Aircell is jacketed with canvas where accessible.

Sweatwrap insulation (brown layered paper) present on straight sections of drain and domestic cold-water system pipes throughout the Front Wing does not contain asbestos (samples 0005A-C, lab reference no. 1407247).

Brown fibrous paper insulation present on an unidentified pipe system within the Basement in the Front Wing (samples 0014A-C, lab reference no. 1407247) does not contain asbestos.

Remaining pipes are insulated with fibreglass, or other non-asbestos insulation such as mineral fibre or elastomeric foam insulation.

Pipes insulated with friable asbestos insulations may be present in inaccessible spaces such as above solid ceilings, exterior walls, radiators, in chases, in column enclosures and within shafts.

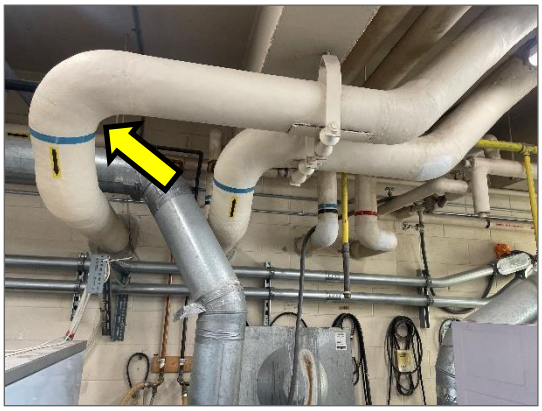

Photo 1

Photo 2

4.1.3 Duct Insulation and Mastic

Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced or canvas).

4.1.4 Mechanical Equipment Insulation

Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.

4.1.5 Acoustic Ceiling Tiles

All ceiling tiles were determined to be non-asbestos by analysis (samples 0009A-C, 0015A-C, 0016A-C, 0033A-C, 0035A-C, 0036A-C, 0042A-C, lab reference no. 1407247 and samples 2018-0001A-C, 2018-0002A-C, 2018-0003A-C, 2018-0004A-C, 2018-0005A-C, 2018-0005A-C, lab reference no. b195704), or based on the date of manufacture determined from the date stamp applied to the top of the tiles (1990's and 2000's year of production), or by the nature of the material (wood fibre or drywall). These findings were confirmed by additional sampling performed by ECOH in 2017. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

The adhesive present on the backside of the glued-on acoustic ceiling tiles on the First Floor is inaccessible for sampling and is presumed to contain asbestos.

Brown mastic adhering 12" x 12" wood fibre ceiling tiles to plaster ceilings throughout the Ground Floor in the Front Wing does not contain asbestos (samples 0034A-C, lab reference no. 1407247).

4.1.6 Plaster

Textured plaster present as a wall and ceiling finish throughout the Basement in the Front Wing does not contain asbestos (samples 0001A-G and 0008A-E, lab reference no. 1407247).

Smooth plaster present as a wall and ceiling finish throughout the Front Wing does not contain asbestos (samples 0004A-G, lab reference no. 1407247).

Textured plaster present as an exterior building finish over concrete around the Front Wing does not contain asbestos (samples 0055A-G, lab reference no. 1407247).

Additional sampling performed by ECOH in 2017 confirmed that the plaster is non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.1.7 Drywall Joint Compound

Drywall joint compound present on wall and ceiling finishes throughout the Front Wing does not contain asbestos (samples 0002A-C, 0003A-C, 0010A-C, 0012A-C, 0038A-C, and 0048A-C, lab reference no. 1407247).

Additional sampling performed by ECOH in 2017 confirmed that the drywall joint compound is non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.1.8 Vinyl Sheet Flooring

Asbestos-containing vinyl sheet flooring is present as follows:

Pattern, Colour, Photo #	Sample Number, Lab ref no.	Asbestos Type
Orange flecks, photo 1	0043A, 1407247	None detected (Paper Backing) Chrysotile (Mastic)
Grey and white square, photo 2	0046A, 1407247	Chrysotile (Paper Backing) Presumed (Mastic)

Asbestos in vinyl sheet flooring is typically present in the paper backing layer (underpad) only, however, if the mastic contains asbestos, the composite of the materials (sheet flooring and mastic) is considered an asbestos-containing material.

Remaining sheet flooring present throughout the Front Wing is presumed to be non-asbestos based on historical knowledge of the type of flooring (linoleum without a paper backing layer).

Photo 1 (2023 photo)

Photo 2 (2023 photo)

4.1.9 Vinyl Floor Tile and Mastic

Vinyl floor tiles are present as follows:

Size, Pattern, Colour, Photo #	Sample Number, lab ref no.	Asbestos Type (tile)	Asbestos Type (mastic)
12” x 12”, dark green with white streaks and yellow with white streaks, photo 1	0006A & 0007A, 1407247	Chrysotile	None detected
9” x 9”, green with white lines, photo 2	0013A, 1407247	Chrysotile	None detected
9” x 9”, beige with grey streaks, photo 3	0019A,1407247	Chrysotile	Chrysotile
9” x 9”, grey with brown and white streaks, photo 4	0044A,1407247	Chrysotile	Chrysotile
12” x 12”, beige with brown streaks	0037A-C, 1407247	None detected	None detected
Stair tread, grey, photo 5	N/A	Presumed	Presumed

Remaining vinyl floor tiles were presumed to be non-asbestos based on historical knowledge of the date of installation (2009 or later).

Photo 1 (2023 photo)

Photo 2 (2023 photo)

Photo 3

Photo 4

Photo 5 (2023 photo)

4.1.10 Caulking and Tar

Caulking was sampled during Pinchin Project 217420.005 in February 2018. The findings of this assessment are presented in this section. All other caulking within the wing was excluded from the assessment and remains presumed asbestos-containing.

White caulking, containing chrysotile asbestos, is present in the Boiler Room (Location 1) at interior frames of exterior windows (samples S066A-C, lab reference no. 11803843).

Grey caulking present around the exterior frames of louvres, windows, and doors at the Boiler Room (Location 1) does not contain asbestos (samples S067A-C, lab reference no. 11803843).

White caulking present in the Boiler Room (Location 1) at the pleats on the exterior duct work for the HVAC unit does not contain asbestos (samples S068A-C, lab reference no. 11803843).

Black tar observed near the Boiler Room on the valve at exterior HVAC Unit does not contain asbestos (samples S065A-C, lab reference no. 11803843).

4.1.11 Roofing Products

Built-up roofing materials present over the Boiler Room (Location 1) do not contain asbestos (samples S079A-C, lab reference no. 11803843).

4.1.12 Paper Products

Paper heat shields (photo 1), containing chrysotile asbestos, are present in the Linen Closet (Location 2009), and the Janitor's Closet (Location 2023) within incandescent light fixtures (sample 0045A, lab reference no. 1407247).

Photo 1

4.1.13 Other Building Materials

Gold mastic (photo 1), presumed to contain asbestos, is present as a sink undercoating in a Storage Room (Location 1026) and is assumed to be present in other locations throughout the Front Wing.

Photo 1

4.2 Middle Wing

4.2.1 Pipe Insulation

Parging cement (photo 1), containing chrysotile asbestos (samples 8 and 9, lab sample nos. 91B0073 and 91B0074), is present on pipe fittings (elbows, valves, tees, hangers etc.) on domestic water and drain systems throughout the Middle Wing. Parging cement is present on insulated pipe systems above solid ceilings and debris from asbestos-containing parging cement is presumed to be lying on top of solid ceiling systems. Parging cement is jacketed with canvas or cheesecloth or is unjacketed.

Sweatwrap insulation (brown layered paper) present on straight sections of drain and domestic cold-water system pipes throughout the Middle Wing does not contain asbestos (samples 0017A-C, lab reference no. 140724).

Remaining pipes are either uninsulated or insulated with non-asbestos fibreglass or elastomeric insulation (Armaflex).

Pipes insulated with friable asbestos insulations may be present in inaccessible spaces such as above solid ceilings, exterior walls, radiators, in chases, in column enclosures and within shafts.

Photo 1

4.2.2 *Duct Insulation and Mastic*

Plaster present on insulated ducts throughout the Middle Wing does not contain asbestos (samples 0047A-C, lab reference no. 1407247).

Remaining ducts are either uninsulated or insulated with non-asbestos fibreglass.

4.2.3 *Mechanical Equipment Insulation*

Parging cement (photo 1), containing chrysotile asbestos (samples 8 and 9, lab sample nos. 91B0073 and 91B0074), is present on a small cushion tank in the Mechanical Room (Location 1).

Remaining mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.

Photo 1 (2023 photo)

4.2.4 *Acoustic Ceiling Tiles*

Four visually distinct types of acoustic ceiling tile were identified in the Middle Wing and determined to be non-asbestos by analysis (samples 0009A-C, lab reference no. 1407247), by examining the

manufacturer's date codes stamped on the top of the tiles (2000's year of production), or by the nature of the material (drywall and metal pan). Additional sampling performed by ECOH in 2017 also found the ceiling tiles to be non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.2.5 Plaster

Non-asbestos plaster is present in the Middle Wing as follows:

- Textured plaster around beam enclosures (samples 0018A-C, lab reference no. 1407247)
- Smooth plaster as a wall and ceiling finish (samples 0020A-G, lab reference no. 1407247)
- Rough plaster as a ceiling finish above metal pan ceilings and smooth plaster ceilings (samples 0023A-E, lab reference no. 1407247)
- Rough plaster as a ceiling finish in the Mechanical Room (Location 1, samples 0024A-C, lab reference no. 1407247)
- Textured plaster over concrete as an exterior building finish (samples 0056A-G, lab reference no. 1407247)

Additional sampling performed by ECOH in 2017 confirmed that plaster is non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.2.6 Drywall Joint Compound

Drywall joint compound present on wall and ceiling finishes throughout the Middle Wing does not contain asbestos (samples 0021A-C, 0025A-C and 0039A-C, lab reference no. 1407247).

Additional sampling performed by ECOH in 2017 confirmed that the drywall joint compound is non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

Asbestos in drywall joint compound was banned in Canada in 1980. Drywall joint compound in recently renovated areas (installed on or after 2017) is presumed to contain no asbestos.

4.2.7 Asbestos Cement Products (Transite)

Transite board, presumed to contain asbestos based on visual observation, is present on the concrete deck within the DI Storage Room (Location 8) above the plaster ceiling (inaccessible above solid ceiling) and at the south end of the Corridor (Location 17) above the metal pan ceiling tiles.

Transite board (photo 1), presumed to contain asbestos based on visual observation, is present as a partition wall between the Med Room (Location 1040) and the Kitchen (Location 1041) on the Ground Floor, and the Anesthesia Office (Location 2034) and the Kitchen (2035) on Level 1.

Photo 1

4.2.8 Vinyl Sheet Flooring

Vinyl sheet flooring is present as follows:

Pattern, Colour, Photo #	Sample Number, lab ref no.	Asbestos Type (Flooring)	Asbestos Type (Mastic)
Beige brick pattern, photo 1	0040A, 1407247	Chrysotile	None detected

Remaining sheet flooring present throughout the Middle Wing is presumed to be non-asbestos based on historical knowledge of the type of flooring (linoleum without a paper backing layer).

Mastic under new non-asbestos linoleum flooring in the Kitchen (Location 16) does not contain asbestos (samples S0021A-C, lab reference no. b269961).

Photo 1 (2023 photo)

4.2.9 Vinyl Floor Tile and Mastic

Vinyl floor tiles and mastic that have been sampled are present as follows:

Size, Pattern, Colour, Photo #	Sample Number, lab ref no.	Asbestos Type (tile)	Asbestos Type (mastic)
9” x 9”, beige with grey streaks, photo 1	019A, 1407247	Chrysotile	Chrysotile
12” x 12”, olive with white streaks, photo 2	006A, 1407247	Chrysotile	None detected
12” x 12”, beige with thin grey streaks	0022A-C 1407247	None detected	None detected
12” x 12”, white with black splash	2018-0011A-C, b15704	None detected	Presumed
12” x 12”, grey with dense fleck	S0016A-C, 71979931	None (2022)	Chrysotile

Remaining vinyl floor tiles were presumed to be non-asbestos based on historical knowledge of the date of installation (post-2009).

Photo 1

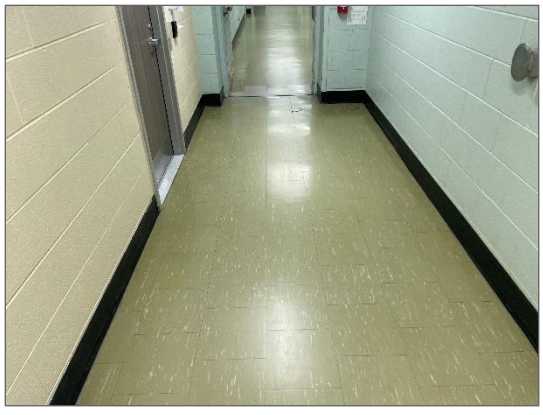

Photo 2

4.2.10 Firestopping or Smoke Sealant

Tamped firestopping is present inside electrical panels in the Middle Wing on the Ground Floor. This material was sampled during the 2017 reassessment and was determined to contain amosite asbestos (ECOH samples 17429-WL-ASB-02A-C). The firestopping is not encapsulated.

4.2.11 Caulking

Caulking has been sampled during various project-specific assessments performed by Pinchin. Relevant findings have been included in this section. All other caulking within the wing that has not been sampled or included in the HMIS 2.0 Online Database remains presumed asbestos-containing.

White caulking (photo 1), containing chrysotile asbestos (sample S0004A, lab reference no. b234908), is present around door frames in the Basement Corridors (Locations 9 and 17).

Grey caulking present at the exterior window in the Mechanical Room (Location 1) does not contain asbestos (samples S070A-C, lab reference no. 11803843).

White caulking present around Exterior (Location 1048) window frames (samples S0019A-C, lab reference no. 71979931) does not contain asbestos.

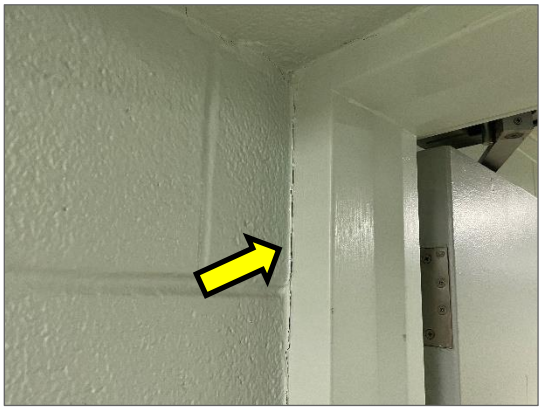

Photo 1

4.2.12 Paper and Textile Products

Textile vibration dampers present at duct connections in the Mechanical Room (Location 1) do not contain asbestos (samples S069A-C, lab reference no. 11803843).

Textile vibration dampers present on the HVAC unit in the Mechanical Room (Location 35) do not contain asbestos (samples S071A-C, lab reference no. 11803843).

4.2.13 Other Building Materials

Textured paint (photo 1), containing chrysotile asbestos (sample S0005A, lab reference no. b234908), is present on concrete block walls in the Corridor (Location 17). Asbestos-containing textured paint is presumed to be present on concrete block walls throughout the Middle Wing until further sampling confirms otherwise.

Gold mastic (photo 2), containing chrysotile asbestos (sample S0001A, lab reference no. b230147), is present as a sink undercoating throughout the Middle Wing.

Textured paint present on concrete block walls in the Corridor (Location 9) and the Medical Storage Room (Location 11) does not contain asbestos (samples S0013A-C, lab reference no. b249653).

Textured paint present on the concrete deck within the Mechanical Room (Location 1) does not contain asbestos (samples S0014A-C, lab reference no. b249653).

Photo 1

Photo 2

4.3 ER Wing

4.3.1 Spray-Applied Insulation

Fibrous spray-applied fireproofing and overspray present on the structure throughout the Basement in the ER Wing does not contain asbestos (samples 0026A-E, lab reference no. 1407247).

Cementitious sprayed fireproofing present sporadically on the structure within the Basement ECG Department (Locations 3-9) does not contain asbestos (0031A-C, lab reference no. 1407247).

4.3.2 Pipe Insulation

Parging cement (photo 1), containing chrysotile asbestos (sample 9, lab sample no. 91B0073), is present on pipe fittings (elbows, valves, tees, hangers etc.) on domestic water and drain systems within the Mechanical Room (Location 24). Parging cement is presumed to be present on insulated pipe systems

above solid ceilings and debris from asbestos-containing parging cement is presumed to be lying on top of solid ceiling systems. Parging cement is jacketed with canvas.

The remainder of pipes are either uninsulated or insulated with non-asbestos fibreglass or elastomeric insulation (Armaflex).

Pipes insulated with friable asbestos insulations may be present in inaccessible spaces such as above solid ceilings, exterior walls, radiators, in chases, in column enclosures and within shafts.

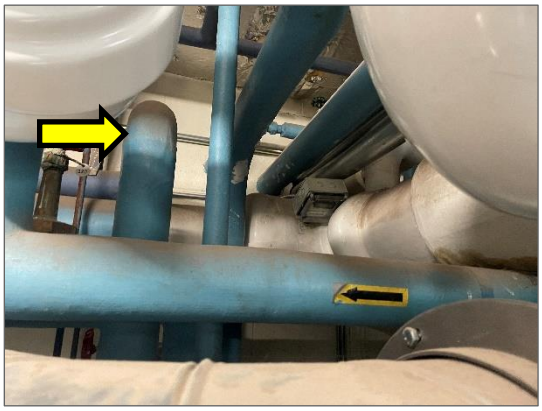

Photo 1

4.3.3 Duct Insulation

Paper (photo 1), containing chrysotile asbestos, is present in the Mechanical Room (Location 24) over fibreglass insulation on the supply ductwork (sample S072A-B, lab reference no. 1103843).

Remaining ducts are either uninsulated or insulated with non-asbestos fibreglass.

Photo 1

4.3.4 Mechanical Equipment Insulation

White preformed block insulation present on the vertical generator exhaust duct in the Generator Room (Location 26) does not contain asbestos (samples S075A-C, lab reference no. 11803843).

Yellow preformed insulation present on the horizontal generator exhaust duct in the Generator Room (Location 26) does not contain asbestos (sample S076A-C, lab reference no. 11803843).

The remainder of mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.

4.3.5 Acoustic Ceiling Tiles

Asbestos-containing acoustic ceiling tile are present as follows:

Size, Type, Pattern, Photo #	Sample Number, lab ref no.	Asbestos Type
24” x 48”, lay-in, pinhole and texture pattern, photo 1	0030A, 1407247	Amosite

Remaining ceiling tiles are presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles (2000) or the nature of the material (perforated metal pan).

Photo 1

4.3.6 Plaster

Smooth plaster present as a wall and ceiling finish throughout the ER Wing does not contain asbestos (samples 0028A-G, lab reference no. 1407247).

Rough plaster present as ceiling finish above metal pan ceiling tiles throughout the ER Wing does not contain asbestos (samples 0029A-E, lab reference no. 1407247).

Additional sampling performed by ECOH in 2017 confirmed that the plaster is non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.3.7 Drywall Joint Compound

Drywall joint compound present on wall and ceiling finishes throughout the ER Wing does not contain asbestos (samples 0041A-C, lab reference no. 1407247 and samples S0004A-C, lab reference no. 71993471).

Additional sampling performed by ECOH in 2017 confirmed that the drywall joint compound is non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.3.8 Asbestos Cement Products (Transite)

Transite board, presumed to contain asbestos based on visual observation, is present in the following locations:

- Within a fume hood located in the Break Room (Location 21, photo 1); and
- As a soffit for the former vestibule entrance to the building within the Corridor (Location 27, photo 2).

Transite is presumed to contain asbestos based on visual observation.

Photo 1

Photo 2

4.3.9 Sheet Flooring

Sheet flooring present throughout the ER Wing is presumed to be non-asbestos based on the type of flooring (linoleum without paper backing layer).

4.3.10 Vinyl Floor Tile and Mastic

Vinyl floor tiles that have been sampled are present as follows:

Size, Pattern, Colour, Photo #	Sample Number, lab ref no.	Asbestos Type (tile)	Asbestos Type (mastic)
12” x 12”, olive with white streaks, photo 1	0007A, 1407247	Chrysotile	None detected
12” x 12”, beige with thin brown streaks, photo 2	0027A, 1407247 S0002A-C, b262605	Chrysotile	None detected
12” x 12”, black and white flecks, photo 3	2018-0007A-C, b195704	None detected	Chrysotile

Regarding vinyl floor tiles that are non-asbestos, if the mastic contains asbestos, the composite of the materials (vinyl floor tiles and mastic) is considered an asbestos-containing material.

Remaining vinyl floor tiles were presumed to be non-asbestos based on historical knowledge of the date of installation (post-2009).

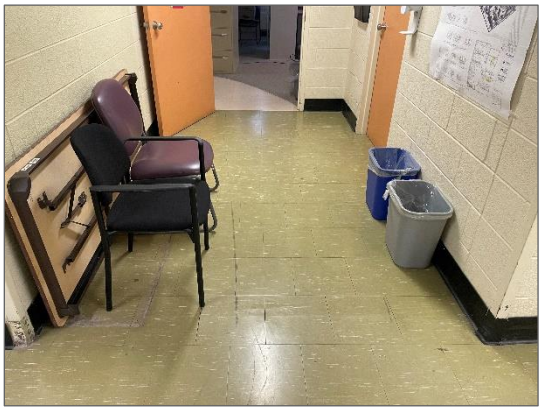

Photo 1

Photo 2

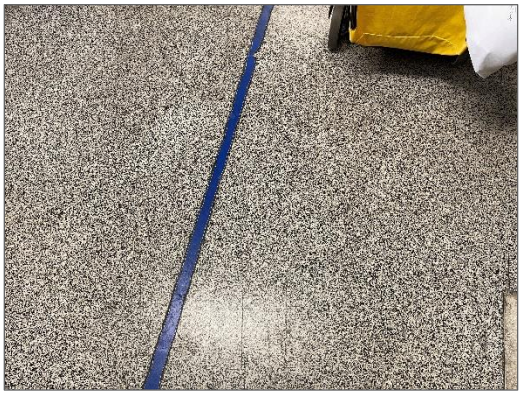

Photo 3

4.3.11 Firestopping or Smoke Sealant

Tamped firestopping (photo 1) is present inside electrical panels (photo 2) in the ER Wing on the Ground Floor. This material was sampled during the 2017 reassessment and was determined to contain amosite asbestos (ECOH samples 17429-WL-ASB-02A-C). The firestopping is not encapsulated.

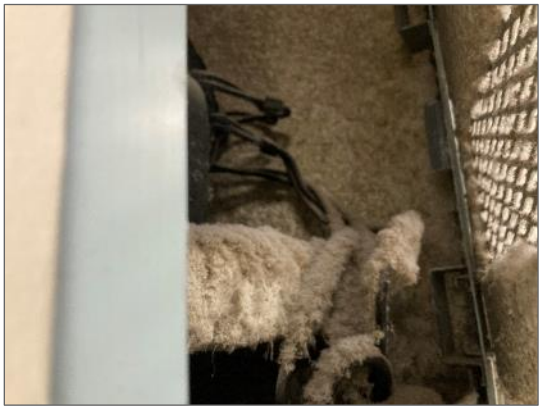

Photo 1 (photo from 2022)

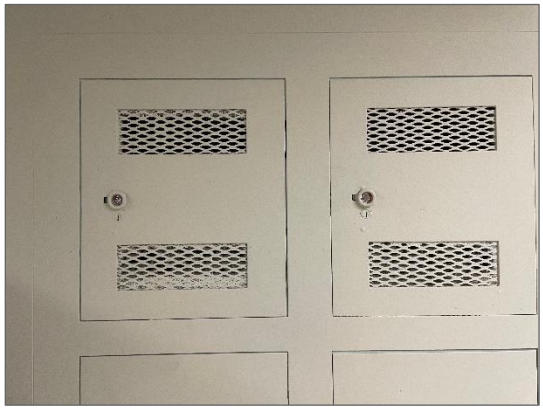

Photo 2

4.3.12 Caulking, Putties, and Tars

Caulking, putties, and tars have been sampled during various project-specific assessments performed by Pinchin. Relevant findings have been included in this section. All other caulking, putties, and tars within the wing that have not been sampled or included in the HMIS 2.0 Online Database remain presumed asbestos-containing.

Grey putty (photo 1), containing chrysotile asbestos (sample S0003A, lab reference no. 71993471), is present between the window and frame of the doors in the Vestibule (Location 11).

Beige caulking, containing chrysotile asbestos (sample S0016A, lab reference no. 71993471), is present around the door frame in the Vestibule (Location 11).

Brown/grey caulking (photo 2), containing chrysotile asbestos (sample S0017A, phase b, lab reference no. b273317), is present on the Exterior (Location 1028) masonry wall at the ER Entrance.

White caulking present at exterior windows in the Mechanical Room (Location 24) does not contain asbestos (samples S074A-C, lab reference no. 11803843).

Photo 1

Photo 2

4.3.13 Paper and Textile Products

Textile vibration dampers present on the HVAC unit in the Mechanical Room (Location 24) do not contain asbestos (samples S073A-C, lab reference no. 11803843).

4.3.14 Other Building Materials

Textured paint (photo 1), containing chrysotile asbestos, is present on concrete block walls throughout the basement of the ER Wing (sample S0001A, lab reference no. b262605 and S0015A, lab reference no. 71993471). Asbestos-containing textured paint is presumed to be present on concrete block walls throughout the wing until further sampling confirms otherwise.

Gold mastic (photo 2), presumed to contain asbestos, is present as a sink undercoating in the Break Room (Location 21) and is assumed to be present in other locations throughout the ER Wing.

Black countertops present within the Laboratory (Location 19) do not contain asbestos (ECOH samples 17429-WL-ASB-01A-C).

Photo 1

Photo 2

4.4 Kitchen Wing

The Kitchen Wing was demolished in 2022. As per information from the Demolition Contractor, asbestos cement (Transite) pipes may be present below grade at the site.

4.5 Alexander Globe Centre

4.5.1 Pipe Insulation

A white corrugated paper insulation (the trade name Aircell), presumed to contain asbestos, is present on straight sections of the domestic hot water system pipes in the Attic and wall cavities to the Washrooms and Mechanical Room. Aircell insulation is present on insulated pipe systems above solid ceilings and debris is presumed to be lying on top of solid ceiling systems. Aircell is jacketed with horsehair or canvas.

The remainder of pipes are either uninsulated or insulated with non-asbestos fibreglass or elastomeric insulation (Armaflex).

Pipes insulated with friable asbestos insulations may be present in inaccessible spaces such as above solid ceilings, exterior walls, radiators, in chases, in column enclosures and within shafts.

4.5.2 Duct Insulation

Ducts are either uninsulated or insulated with non-asbestos fibreglass.

4.5.3 Mechanical Equipment Insulation

Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.

4.5.4 Acoustic Ceiling Tiles

Two visually distinct types of acoustic ceiling tile were identified in the Alexander Globe Centre and determined to be non-asbestos by analysis (samples 0062A-C, lab reference no. 1407247) or by examining the manufacturer’s date codes stamped on the top of the tiles (2000’s).

Additional sampling performed by ECOH in 2017 also found that the ceiling tiles are non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.5.5 Plaster

Rough plaster present as an exterior finish on the Alexander Globe Centre (Exterior, Location 26) does not contain asbestos (samples 0057A-C, lab reference no. 1407247).

Smooth plaster present as wall and ceiling finish throughout the Alexander Globe Centre does not contain asbestos (samples 0058A-G, lab reference no. 1407247).

Additional sampling performed by ECOH in 2017 confirmed that the plaster is non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.5.6 Drywall Joint Compound

Drywall joint compound present on wall and ceiling finishes throughout the Alexander Globe Centre does not contain asbestos (samples 0059A-C, lab reference no. 1407247).

Additional sampling performed by ECOH in 2017 confirmed that the drywall joint compound is non-asbestos. Refer to Appendix II in the Asbestos Analytical Results Report on the HMIS 2.0 online database.

4.5.7 Asbestos Cement Products (Transite)

Transite board (photo 1), presumed to contain asbestos based on visual observation, is present as siding on the exterior of the building (Exterior, Location 26).

Photo 1

4.5.8 Vinyl Floor Tile and Mastic

Vinyl floor tiles are present as follows:

Size, Pattern, Colour, Photo #	Sample Number, lab ref no.	Asbestos Type (tile)	Asbestos Type (mastic)
9” x 9”, beige with red streaks, photo 1	0060A, 1407247	Chrysotile	Chrysotile
12” x 12”, beige with orange flecks, photo 2	0061A-C, 1407247	None detected	Chrysotile

Photo 1

Photo 2

5.0 RECOMMENDATIONS

5.1 General

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), sampling of other hazardous materials (lead, mercury, PCBs, mould, etc.), and materials not tested in this study (e.g. roofing materials, caulking, mastics).

5.1.1 Excluded Asbestos Materials

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

The following is a list of materials which may contain asbestos, which were not observed and/or not sampled during the assessment; these materials are presumed contain asbestos until otherwise proven by sampling and analysis:

- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound
- Elevator and lift brakes
- Electrical components
- Moulded plastic components (laboratory bench tops)
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes, and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Fibre-reinforced paints and coatings
- Paper products
- Soffit and fascia boards
- Fire resistant doors
- Stucco, plaster or other cementitious parge coatings
- Vibration dampers on HVAC equipment

- Terrazzo
- Ropes and gaskets in cast-iron bell and spigot joints
- Sealants on pipe threads

5.2 Remedial Work

Refer to the Remedial Recommendation Report in Appendix II for a list of any recommended remedial work.

5.3 On-going Management and Maintenance

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

Continue to apply the policies and procedures as outlined in the building's Asbestos Management Program (AMP).

Perform a reassessment of asbestos materials on an annual basis.

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

Update the asbestos inventory report for the building upon completion of any abatement of ACM.

6.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

7.0 REFERENCES

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

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.

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Template: Master Report for Asbestos Reassessment, HAZ, July 2, 2024

APPENDIX I

Methodology

1.0 GENERAL

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

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

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

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

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

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

Samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis for select materials was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

The analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Analytical results were compared to the following criteria:

Jurisdiction	Friable	Non-Friable
Ontario	0.5%	0.5%

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

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

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

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

Template: Methodology for Asbestos Reassessment, HAZ, January 16, 2024

METHODOLOGY ANNEX A EVALUATION CRITERIA

1.0 EVALUATION CRITERIA AND BASIS OF RECOMMENDATIONS

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

2.0 EVALUATION OF CONDITION

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

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

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

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

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

2.2 Friable Mechanical or Thermal System Insulation (TSI)

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

Good	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor damage (i.e. scuffs or stains), but the jacketing is not penetrated.

Fair	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.
Poor	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired. Includes components where insulation may have been removed incompletely.

The evaluation of mechanical insulation may be limited by the number of observations made and building components such as ducts or full height walls that obstruct observations. It is often not possible to observe each foot of mechanical insulation from all angles.

2.3 Potentially Friable Materials and Miscellaneous Friable Materials

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

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

2.4 Non-Friable Materials

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

potential for asbestos release from non-friable ACM is always lower than from friable ACM. To evaluate the condition of non-friable Materials, the following criteria are applied:

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

2.5 Evaluation of ACM Debris

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

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

Debris	Debris may be friable or non-friable but is always identified as “debris” as the component of an observation and quantified as Poor condition.

2.6 Evaluation of Presumed Asbestos-Containing Material (PACM)

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

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

3.0 EVALUATION OF ACCESSIBILITY

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

Access (A)	Common areas of the building within reach of all building users (approximately 8 ’- 9’ from floor or standard ceiling height). Includes other areas where occupant activities may result in disturbance of material that is not normally within reach from floor level, but may be disturbed by common activities (e.g. gymnasiums, workshops, warehouses.)
Access (B)	Areas of the building accessed primarily by Maintenance/Caretaking/Janitorial Staff and within reach without use of a ladder. Includes areas within reach in Boiler Rooms, Electrical Rooms, Janitors Closets, Elevator Rooms, Mechanical Rooms, etc. Includes materials within reach from fixed ladders or catwalks, mezzanines, and accessible pipe chases.
Access (C) and Visible	Areas of the building above 8' - 9’ where use of a ladder or scaffold is required to reach the ACM. Only includes ACM that are visible to view without the removal or opening of other building components such as ceiling tiles or service access panels.
Access (C) and not Visible / Limited Visibility	Areas of the building above 8' - 9’ where use of a ladder or scaffold is required to reach the ACM. Includes ACM that are not visible or partially visible to view and require the removal of a building component to see, such as ceilings tiles or access panels to view and access. Includes rarely entered crawl spaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.
Access (D)	Areas of the building behind inaccessible solid ceiling systems, walls or equipment etc. where demolition of the ceiling, wall or equipment etc. is required to reach the ACM. Material inaccessible due to height or location or is only accessed under unusual situations. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine materials in Access D.

4.0 ACTION MATRIX AND DEFINITIONS

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

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

4.1 Action Matrix

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

Table I Decision Matrix for Friable ACM

	Condition			
Access	**Good**	**Fair**	**Poor**	**Debris**
(A)	Action 5[1]	Action 5[2]	Action 3	Action 1
(B)	Action 7	Action 6[3]	Action 3	Action 1
(C) Visible	Action 7	Action 6	Action 3	Action 2
(C) Not Visible / Limited Visibility	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

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

	Condition			
Access	**Good**	**Fair**	**Poor**	**Debris**
(A)	Action 7	Action 7[4]	Action 3	Action 1
(B)	Action 7	Action 7	Action 3	Action 1
(C) Visible	Action 7	Action 7	Action 4	Action 2
(C) Not Visible / Limited Visibility	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

[1] If friable ACM in access (A)/Good condition is not proactively removed Action 7 (Manage) is recommended.
[2] If friable ACM in access (A)/Fair condition is not proactively removed repair is recommended.
[3] If friable ACM in access (B)/Fair condition is likely to be disturbed after repair proactive removal is recommended.
[4] Action 7 is recommended for all non-friable ACM in Fair condition however some clients may wish to repair or take some action primarily for cosmetic reasons

4.2 Action Definitions

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

Action Definitions	
Action 1	Clean-Up of ACM Debris Restrict access that is likely to cause a disturbance of the ACM Debris and clean up ACM Debris. Utilize appropriate asbestos precautions.
Action 2	Precautions for Access Which may Disturb ACM Debris Use appropriate means to isolate the debris or to limit entry to the area which may disturb the material. At locations where ACM Debris can remain in place in lieu of removal or clean-up (e.g. Debris on top of ceiling tiles or behind lockable door), Utilize appropriate asbestos precautions to enter the area if this will disturb debris. The precautions will be required until the ACM Debris has been cleaned up.
Action 3	ACM Removal Remove ACM. Utilize asbestos procedures appropriate to the scope of the removal work. Until it is removed, restrict access to the material so it is not disturbed.
Action 4	Precautions for Work Which may Disturb ACM in Poor Condition. Utilize appropriate asbestos precautions if ACM may be disturbed by work on or near ACM. This does not require restricting access to the area, only control of work which may contact or disturb the ACM. Removal is the only viable option if work will disturb ACM.
Action 5	Proactive ACM Removal Remove friable ACM where the presence of friable asbestos in Good condition is not desirable. If friable ACM in Fair condition is not removed, then Repair friable ACM.
Action 6	ACM Repair Repair friable ACM in Fair condition which is not likely to be damaged again or disturbed by normal use of the area or room. Pinchin recommends proactive removal if friable ACM is likely to be damaged or disturbed during normal use of the area or room.
Action 7	Asbestos Management Program with Routine Surveillance Implement an Asbestos Management Program, including routine surveillance of ACM. Reassess materials regularly (typically once per year).

Master Template: Methodology Annex A to Appendix I Evaluation Criteria, HAZ, April 3, 2024

APPENDIX II

Remedial Recommendations Report

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

REMEDIAL RECOMMENDATION REPORT

PINCHIN
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Client: Hamilton Health Sciences | **Site: 169 Main Street East, Grimsby, ON** | **Building Name: ER Wing** | **Surveyor:** | **Survey Date: 2024-11-18**

Location #: 1016 | **Location Name: Emergency Room 2** | **Floor: G** | **Room #: E1-07** | **Square ft: 451**

ASBESTOS											
System	**Component**	**Material**	**Friable**	**Item**	**Covering**	**Access**	**Visible**	**Fair**	**Poor**	**Unit**	**Recommended Procedure**
Other	Electrical Panel	Firestopping (friable), TAMPED, AMOSITE ASBESTOS	F			D	N	()	100 (4)	%	**Photo 1 - Precautions for Work Which may Disturb ACM in Poor Condition**

Photo 1

Client: Hamilton Health Sciences | **Site: 169 Main Street East, Grimsby, ON** | **Building Name: ER Wing** | **Surveyor:** | **Survey Date: 2024-11-18**

Location #: 1020 | **Location Name: Corridor** | **Floor: G** | **Room #: E1** | **Square ft: 774**

ASBESTOS											
System	**Component**	**Material**	**Friable**	**Item**	**Covering**	**Access**	**Visible**	**Fair**	**Poor**	**Unit**	**Recommended Procedure**
Other	Electrical Panel	Firestopping (friable), TAMPED, AMOSITE ASBESTOS	F			D	N	()	100 (4)	%	**Precautions for Work Which may Disturb ACM in Poor Condition**

Client: Hamilton Health Sciences | **Site: 169 Main Street East, Grimsby, ON** | **Building Name: Front Wing** | **Surveyor:** | **Survey Date: 2024-11-18**

Location #: 9 | **Location Name: Corridor** | **Floor: B** | **Room #: F0** | **Square ft: 780**

ASBESTOS											
System	**Component**	**Material**	**Friable**	**Item**	**Covering**	**Access**	**Visible**	**Fair**	**Poor**	**Unit**	**Recommended Procedure**
Piping		Parging Cement	F	Fitting		C	Y	(0)	1 (3)	EA	Photo 2– Remove using Type 2 Procedures
Piping		Parging Cement	F	Fitting		C	Y	(0)	1 (6)	EA	Photo 3 – Repair using Type 2 Procedures
Piping		Aircell	F	Insulation		C	Y	5 (6)	2 (6)	LF	Photo 4 –Repair using Type 2 Procedures

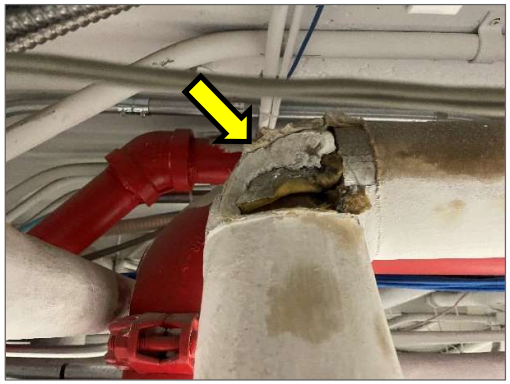

Photo 2

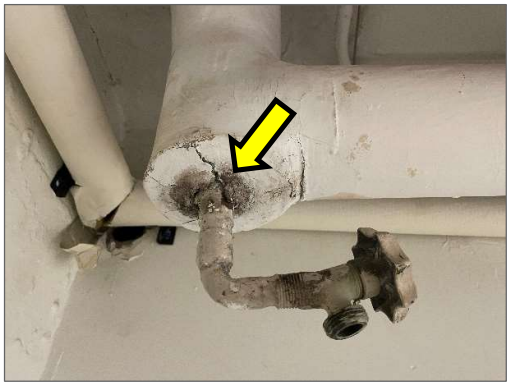

Photo 3

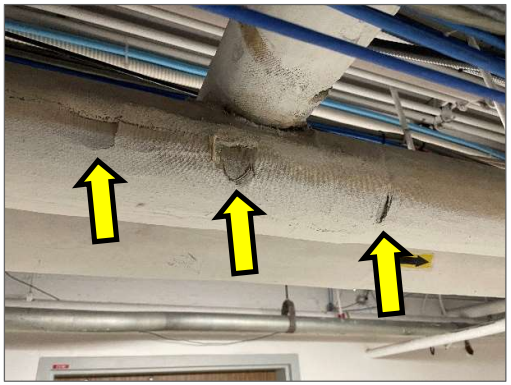

Photo 4

Client: Hamilton Health Sciences | **Site: 169 Main Street East, Grimsby, ON** | **Building Name: Front Wing** | **Surveyor:** | **Survey Date: 2024-11-18**

Location #: 28 | **Location Name: Clinical Manager** | **Floor: B** | **Room #: A0-02** | **Square ft: 203**

ASBESTOS											
System	**Component**	**Material**	**Friable**	**Item**	**Covering**	**Access**	**Visible**	**Fair**	**Poor**	**Unit**	**Recommended Procedure**
Piping		Parging Cement	F	Fitting		C	Y	1 (6)	()	EA	Photo 5 - Repair using Type 2 Procedures
Piping		Aircell	F	Insulation		C	Y	1 (6)	()	LF	Photo 6 - Repair using Type 2 Procedures

Mould was also observed on the jacketing of asbestos-containing pipe insulation.

Photo 5

Photo 6

Client: Hamilton Health Sciences | **Site: 169 Main Street East, Grimsby, ON** | **Building Name: Middle Wing** | **Surveyor:** | **Survey Date: 2024-11-18**

Location #: 8 | **Location Name: Electrical Room** | **Floor: B** | **Room #: X0-10** | **Square ft: 500**

ASBESTOS

System	Component	Material	Friable	Item	Covering	Access	Visible	Fair	Poor	Unit	Recommended Procedure
Piping		Parging Cement, SUPPORT	F	Edge	Unjacketed	C	Y	2 (6)	()	SF	Photo 7 - Repair using Type 2 procedures

Photo 7

Client: Hamilton Health Sciences | **Site: 169 Main Street East, Grimsby, ON** | **Building Name: Middle Wing** | **Surveyor:** | **Survey Date: 2024-11-18**

Location #: 13 | **Location Name: Elevator Mechanical Room** | **Floor: B** | **Room #: R0-02** | **Square ft: 138**

ASBESTOS

System	Component	Material	Friable	Item	Covering	Access	Visible	Fair	Poor	Unit	Recommended Procedure
Piping		Parging Cement	F	Fitting		C	N	1 (6)	()	SF	Photo 8 - Repair using Type 2 procedures

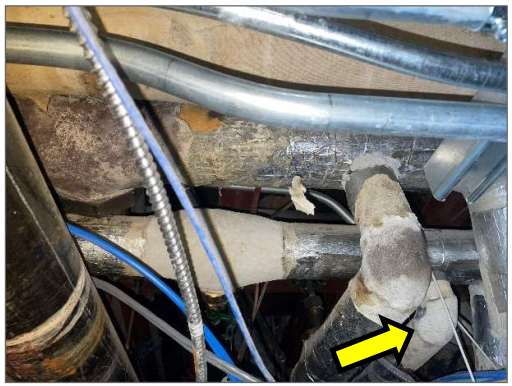

Photo 8

Client: Hamilton Health Sciences | **Site: 169 Main Street East, Grimsby, ON** | **Building Name: Middle Wing** | **Surveyor:** | **Survey Date: 2024-11-18**

Location #: 1041 | **Location Name: Kitchen** | **Floor: G** | **Room #: C1-16** | **Square ft: 117**

ASBESTOS

System	Component	Material	Friable	Item	Covering	Access	Visible	Fair	Poor	Unit	Recommended Procedure
Other	Electrical Panel	Firestopping (friable), TAMPED, AMOSITE ASBESTOS	F			D	N	()	100 (4)	%	**Precautions for Work Which may Disturb ACM in Poor Condition**

Legend:

Sample number	
S####	Asbestos sample collected
V####	Material visually similar to numbered sample collected
V0000	Known non-asbestos material
V9000	Visually identified as an asbestos material
V9500	Material is presumed to be an asbestos material

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage

Other	
A	Access
V	Visible
AP	Air Plenum
F	Friable material
NF	Non Friable material
PF	Potentially Friable material

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.

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