



HAZARDOUS MATERIALS ASSESSMENT

Hon. George Coles Building

175 Richmond Street,

Charlottetown, PE

Prepared For:

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

May 3, 2023

ALL-TECH Project No.: PE22400



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EXECUTIVE SUMMARY

ALL-TECH Environmental Services Limited was contracted by the PEI Department of Transportation & Infrastructure (DTI) to conduct a hazardous material assessment for Coles Building located at 175 Richmond Street in Charlottetown, Prince Edward Island.

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

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

The on-site assessment was conducted in November 2022. During the assessment hazardous materials including asbestos and lead (paint) were sampled. In addition, lamp ballasts and electrical transformers were visually assessed for Polychlorinated Biphenyls (PCBs) and reported if identified. Based on the findings from the Hazardous Materials Assessment, the following conclusions and recommendations are presented:

A summary of the Hazardous Materials identified within the building is provided below in Table A based on our assessment as well as safe handling requirements.

Hazardous materials identified through sampling or visual assessment are noted in section 4 and are summarized in Appendix II.

Although many floorings were generally not accessible due to fixed carpeting, possible asbestos containing floor covering may be present under these areas.

Upon review of this report and based on any planned work, renovations or demolition, a full scope of work should be developed. This scope of work will be dependent upon which materials need to be disturbed or removed prior to the renovations.

TABLE A
Summary of Hazardous Materials for Management Plan
Coles Building

<i>Hazardous Materials</i>	<i>Description / Comments</i>	<i>Safe Handling Requirements</i>	<i>Disposal Requirements</i>
LEAD PAINT	White paint on interior wood trim	TDG – manifest Trained personnel in the safe handling of lead coated surfaces and all other pertinent sections of the <i>Occupational Health and Safety Act</i> R.S.P.E.I	Regulatory approval from PEIELJ Additional analysis required for TCLP for disposal purposes, if required.

SILICA	Presumed in the following building components: <ul style="list-style-type: none"> • Poured or pre-cast concrete (basement) • Stone (basement) • Exterior bricks and mortar 	Trained personnel in the safe handling of silica dust and all other pertinent sections of the <i>Occupational Health and Safety Act R.S.P.E.I</i>	Regulatory approval from PEIELJ
MERCURY	fluorescent lamp tubes mercury containing	Do not break lamps or separate liquid mercury from components	Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable Regulations.

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



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

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SITE / CLIENT INFORMATION

Project No:	PE22400
Assessment Date:	November 2022
Client Name:	PEI Department of Transportation & Infrastructure
Address:	Coles Building 175 Richmond Street Charlottetown, PE

1 INTRODUCTION

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

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

The on-site assessment was conducted in November 2022. During the assessment hazardous materials including asbestos and lead (paint) were sampled. In addition, lamp ballasts and electrical transformers were visually assessed for Polychlorinated Biphenyls (PCBs) and reported if identified.

1.1 SURVEY OBJECTIVES

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

1.2 BACKGROUND BUILDING INFORMATION

**TABLE 1
BUILDING FRAMEWORK**

Building Use	Government offices
Number of Floors	4 floors plus basement
Total Area	Approximately 2,251 m ²
Year of Construction	1890
Structure	Wood; brick; stone
Exterior Cladding	Brick
HVAC	Not insulated
Roof	Not assessed
Flooring	Wood; carpet; vinyl floor tile
Interior Walls	Drywall
Ceilings	Drywall; acoustic ceiling tiles

2 REGULATIONS & GUIDELINES

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

**TABLE 2
SUMMARY OF REGULATORY FRAMEWORK**

ASBESTOS	<ul style="list-style-type: none"> ▪ <i>Occupational Health and Safety Act</i> R.S.P.E.I. 1988, Cap. O-1.01 General Regulations – Part 49 (Including any amendments to May 2021). ▪ Guide to Asbestos Management, Workers Compensation Board of PEI. ▪ <i>Environmental Protection Act Chapter E-9 Waste Management Regulations</i>, Prince Edward Island ▪ Transportation of Dangerous Goods Act (TDGA)
LEAD	<ul style="list-style-type: none"> ▪ Hazardous Products Act ▪ Prince Edward Island Department of Environment, Labour and Justice (PEIELJ) ▪ Transportation of Dangerous Goods Act (TDGA) ▪ The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair. ▪ Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
PCB's	<ul style="list-style-type: none"> ▪ Environmental Contaminants Act, Chlorophenyl Regulations ▪ Environment Canada – “Identification of Lamp Ballasts Containing PCB's,” report EPS 2/CC/2 (revised) August 1991 ▪ PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.

2.1 ASBESTOS

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

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

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

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

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

2.2 LEAD

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

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

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

leachate testing to assess total concentrations which could potentially leach into the ground soil and groundwater. Presently provincial requirements for lead leachate testing shall not exceed 5 mg/L. Disposal criteria for lead containing paints are based on total and leachable concentrations are as follows:

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

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

2.3 POLYCHLORINATED BIPHENYLS (PCB's)

In 1976, the Canadian Environment Contaminants Act passed regulations which prohibited the use of PCBs in transformer equipment. Under the same Act, the Chlorophenyl Regulations No. 1, states that PCBs cannot be used as a constituent of electrical capacitors, electrical transformers and associated electrical equipment manufactured in or imported into Canada after July 1, 1980.

There is currently no regulatory requirement to remove in-use PCBs from service. However, should suspect PCB containing light ballasts be removed from service, they should be treated as PCB waste or if confirmed to contain PCB oil in excess of 0.5 kg.

3 METHODOLOGY

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

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

3.1 ASBESTOS

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

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

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

3.2 LEAD

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

3.3 POLYCHLORINATED BIPHENYLS

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

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

4 ASSESSMENT FINDINGS

4.1 ASBESTOS

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

A total of fifty (50) bulk material samples were collected within the building during the survey. Some of these samples such as tile floor coverings and plasters were separated and a total of sixty-three (63) samples were analyzed. Of the 63 samples analyzed, none (0) were found to be asbestos containing.

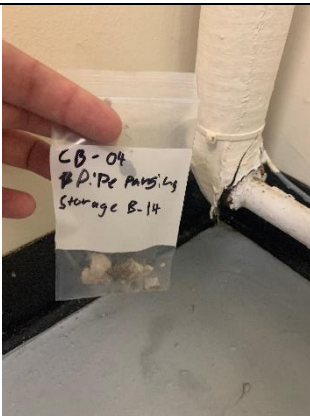
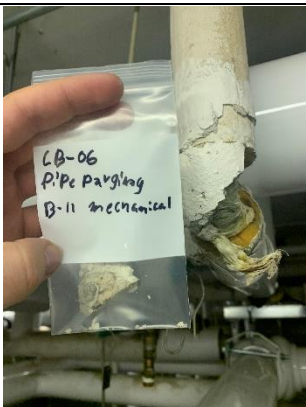

Other materials such as pipe and duct insulations visually identified as fiberglass insulation were noted and not sampled.

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

4.1.1 Texture Coat Finishes

Texture coat finishes were not observed or reported.	
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4.1.2 Pipe Insulation

<p>Pipe fittings in the accessible areas in the basement were noted with parging cement or fiberglass. Representative samples were collected, and none were found to be asbestos containing. Additional inspections of pipe fittings of like materials were reported as the same.</p> <p>Straight sections of pipe are insulated with fiberglass (photo 2 & 3).</p>	 <p>Photo 1</p>	 <p>Photo 2</p>
	 <p>Photo 3</p>	

4.1.3 Duct Insulation and Mastic

No insulated ducts were observed or reported.	
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4.1.4 Mechanical Equipment Insulation

New mechanical heating system in place. Fibreglass insulation under PVC pipe. No suspect ACMs observed or tested.



4.1.5 Plaster

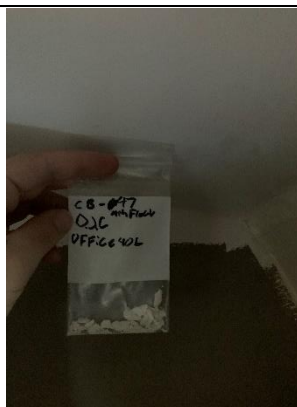
No plasters were observed or reported.

4.1.6 Drywall Joint Compound

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

Representative sampling was completed on each floor of the building.

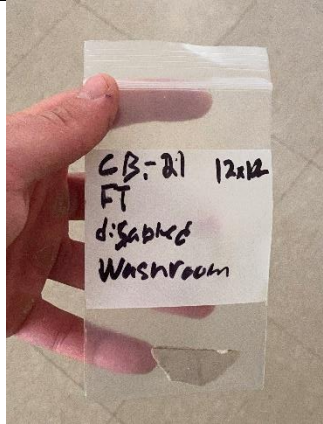
A total of thirty-six (36) joint compound samples were collected during the assessment. None of the samples were found to be asbestos containing.



4.1.7 Vinyl Sheet Flooring

No vinyl sheet floor coverings were observed or reported.

4.1.8 Vinyl Floor Tiles

Sample No.:	Flooring Description	Location	Asbestos Type / Content (%)	Photo
CB-21	12" x 12" off-white vinyl floor tile with tan mastic	1 ST Floor washroom	None Detected in flooring or mastic	

4.1.9 Ceiling Tiles

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

Fissure design (photo 1) and pinhole design (photo 2) ceiling tiles as well as fine fissure new design (photo 3) were observed, and random representative sampling was completed for each type of tiles encountered throughout the building.

A total of ten (10) ceiling tiles were collected during the assessment. None of the samples were found to contain asbestos.

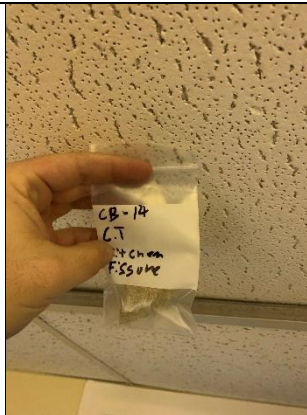


Photo 1

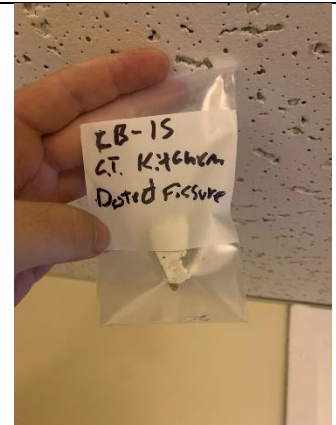


Photo 2

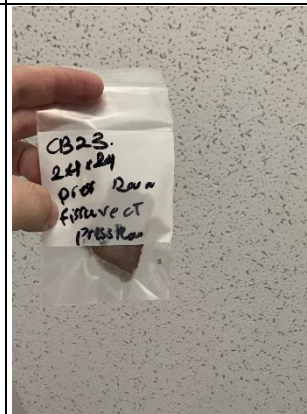


Photo 3

4.1.10 Other Building Materials

No other suspect ACM building materials were observed or reported.

4.1.11 Excluded Asbestos Materials

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

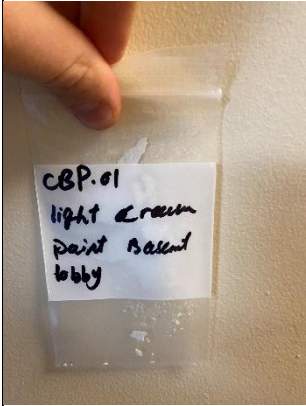
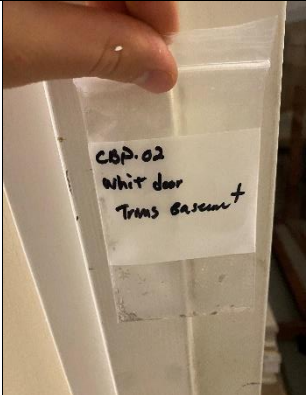
- Roofing felts and tar

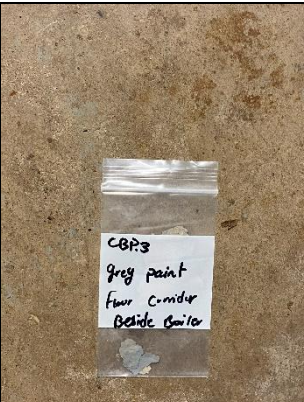
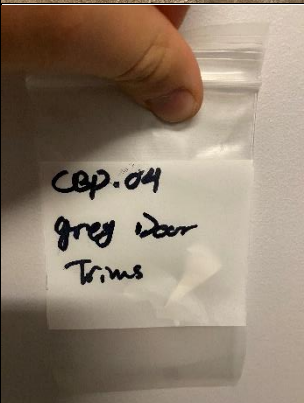
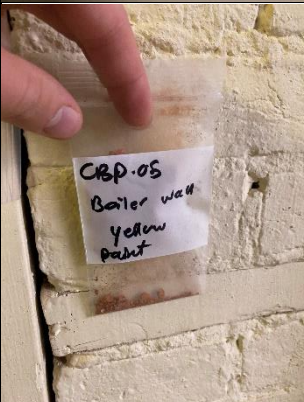
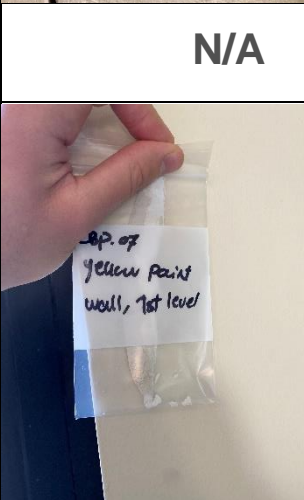
4.2 LEAD-BASED PAINTS

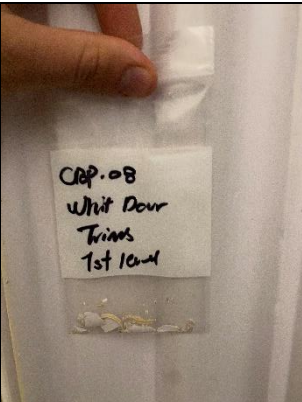
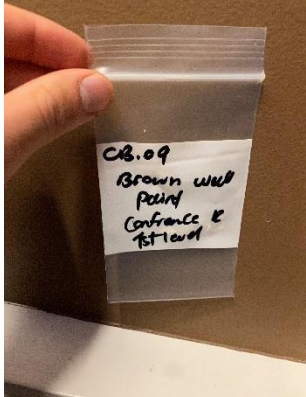

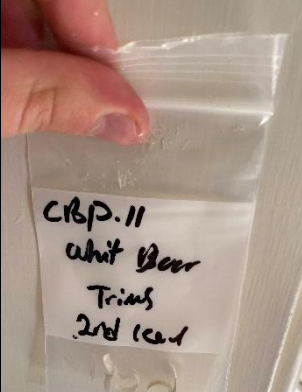
Based on the age of the buildings, lead based paints were sampled. A total of seventeen (17) painted surface coatings were sampled within the building and sent to the laboratory for analysis for lead in paint.

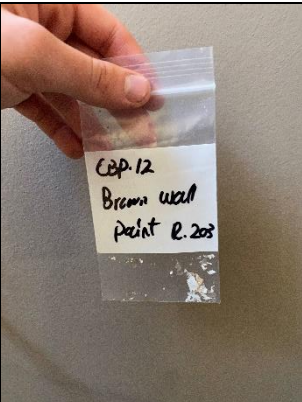
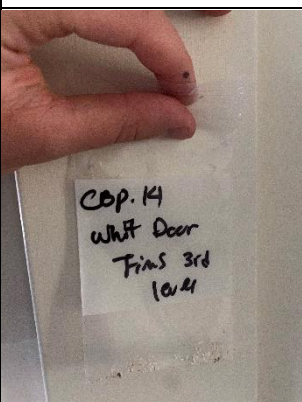
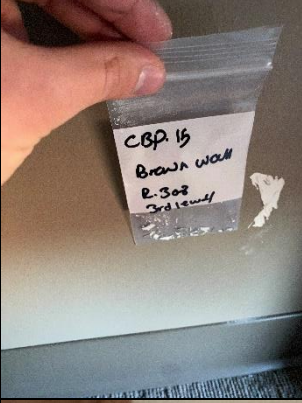
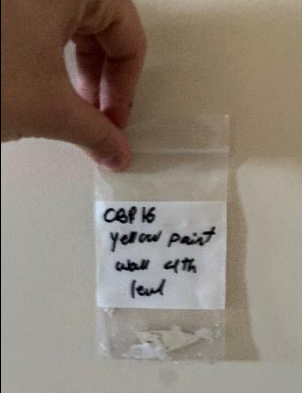
Based on the assessment findings, two (2) of the paint layers sampled exceeded CEPA guidelines of 0.06 percent by weight for surface coating materials. Exceedances are noted in bold red in the table below.


Laboratory analysis certificate is presented in Appendix II.

Sample No.:	Colour / Substrate Description	Location	Lead Content (%)	Photo
CBP-01	Light Cream paint / Wall surface	Basement Lobby	< 0.0068	
CBP-02	White paint / Door trim	Basement	0.030	

CBP-03	Grey paint / Concrete floor	Basement Boiler room	0.0067		
CBP-04	Grey paint / Door trim	Basement	< 0.0073		
CBP-05	Yellow paint / Wall surface	Basement Boiler room	< 0.0077		
CBP-06	Yellow paint / Tunnel concrete	Basement Tunnel	0.022	N/A	
CBP-07	Yellow paint / Wall surface	1 st Level	< 0.0048		

CBP-08	White paint / Door Trim	1 st Level	0.24	
CBP-09	Brown paint / Wall	1 st Level Conference Room	0.015	
CBP-10	Yellow paint / Wall surface	2 nd Level	< 0.0071	
CBP-11	White paint / Door trim	2 nd Level	0.086	

CBP-12	Brown paint / Wall surface	Room 203	< 0.0087		
CBP-13	Yellow paint / Wall surface	3 rd Level	< 0.0077	N/A	
CBP-14	White paint / Door trim	3 rd Level	Void		
CBP-15	Brown paint / Wall surface	3 rd Level / Room 303	< 0.0094		
CBP-16	Yellow paint / Wall surface	4 th level	< 0.0074		

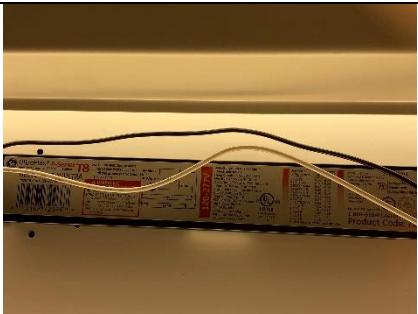
CBP-17	White paint / Door trim	4 th Level	Void	
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4.3 POLYCHLORINATED BIPHENYLS (PCB's)

Newer in-lay light fixtures were observed throughout the building. Ballasts observed and reported are noted below in 4.3.1. Manufacturer's labels were marked as No PCB's.

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

4.3.1 Lighting Lamp Ballasts

Photo 1 – GE Ultra Max Lamp Ballasts with manufacturers label as “No PCB's”.	 Photo 1
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4.3.2 Transformers

Electrical transformers were not found or reported during the assessment.

4.4 SILICA

Crystalline silica is a presumed component of the following materials:

- Poured or pre-cast concrete (basement)
- Stone (basement)
- Exterior bricks and mortar

4.5 MERCURY

4.5.1 Lighting

Mercury vapour is present in fluorescent lamp tubes.

4.5.2 Mercury Containing Devices

No mercury containing devices were observed or reported.

5 SUMMARY OF HAZARDOUS MATERIALS

A summary of the Hazardous Materials identified within the building is provided below in Table 3 based on our assessment as well as safe handling requirements.

Hazardous materials identified through sampling or visual assessment are noted in section 4 and are summarized in Appendix IV.

Although many floorings were generally not accessible due to fixed carpeting, possible asbestos containing floor covering may be present under these areas.

Upon review of this report and based on any planned work, renovations or demolition, a full scope of work should be developed. This scope of work will be dependent upon which materials need to be disturbed or removed prior to the renovations.

TABLE 3 Summary of Hazardous Materials for Management Plan Coles Building			
Hazardous Materials	Description / Comments	Safe Handling Requirements	Disposal Requirements
LEAD PAINT	White paint on interior wood trim	TDG – manifest Trained personnel in the safe handling of lead coated surfaces and all other pertinent sections of the <i>Occupational Health and Safety Act</i> R.S.P.E.I	Regulatory approval from PEIELJ Additional analysis required for TCLP for disposal purposes, if required.
SILICA	Presumed in the following building components: <ul style="list-style-type: none">• Poured or pre-cast concrete (basement)• Stone (basement)	Trained personnel in the safe handling of silica dust and all other pertinent sections of the <i>Occupational Health and Safety Act</i> R.S.P.E.I	Regulatory approval from PEIELJ

	<ul style="list-style-type: none"> Exterior bricks and mortar 		
MERCURY	fluorescent lamp tubes mercury containing	Do not break lamps or separate liquid mercury from components	Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable Regulations.

6 ON-GOING MANAGEMENT & MAINTENANCE

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

6.1 Lead

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

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

6.2 Silica

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

7 DISCLAIMER

The recommendations detailed in this report were carried out in a manner consistent with the level of care and skill normally exercised by reasonable members of the environmental and industrial hygiene consulting profession currently practicing under similar conditions in the area.

In preparing this report, ALL-TECH Environmental Services Limited relied on information supplied by others, including independent laboratories, and testing services. Except as expressly set out in this report, we have not made any independent verification of such information.

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

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

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



Larry G. Koughan, CET, CRSP
Senior Project Consultant



APPENDIX I

Laboratory Certificate of Analysis – Asbestos PLM Samples

CERTIFICATE OF ANALYSIS

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

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

Client: ALL131

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533192
Client No.: CB-01

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

Location: Basement Lobby
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7533193
Client No.: CB-02

Analyst Observation: White/Brown Ceiling Tile
Client Description: 24x24 Ceiling Tile

Location: Basement Corridor B-06
Facility:

Percent Asbestos:
None Detected

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

Percent Non-Fibrous Material:
40

Lab No.: 7533194
Client No.: CB-03

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

Location: Basement Corridor B-06
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
None Detected

Percent Non-Fibrous Material:
100

Lab No.: 7533195
Client No.: CB-04

Analyst Observation: Off-White Insulation
Client Description: Pipe Parging

Location: Storage B-14
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
15 Mineral Wool

Percent Non-Fibrous Material:
85

Lab No.: 7533196
Client No.: CB-05

Analyst Observation: Off-White Insulation
Client Description: Pipe Parging

Location: Mechanical Room B-11
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
15 Mineral Wool

Percent Non-Fibrous Material:
85

Lab No.: 7533197
Client No.: CB-06

Analyst Observation: Off-White Insulation
Client Description: Pipe Parging

Location: Mechanical Room B-11
Facility:

Percent Asbestos:
None Detected

Percent Non-Asbestos Fibrous Material:
15 Mineral Wool

Percent Non-Fibrous Material:
85

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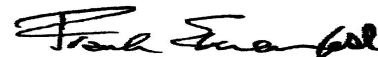
Date Received: 12/1/2022

Date Analyzed: 12/06/2022

Signature: 

Analyst: Christopher Riffe

Approved By:



Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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


Client: ALL131

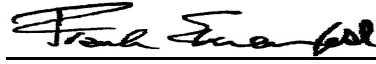
Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533198 Client No.: CB-07 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Active Storage B-07 Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533199 Client No.: CB-08 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Basement Lunch Room Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533199(L2) Client No.: CB-08 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Tan Mastic Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Basement Lunch Room Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533199(L3) Client No.: CB-08 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Clear Caulk Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Basement Lunch Room Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533200 Client No.: CB-09 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: B-02 Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533201 Client No.: CB-10 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: B-03 Facility: <u>Percent Non-Fibrous Material:</u> 100

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Date Received: 12/1/2022
Date Analyzed: 12/06/2022
Signature: 
Analyst: Christopher Riffe

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533201(L2)	Analyst Observation: Yellow Joint Compound	Location: B-03
Client No.: CB-10	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533201(L3)	Analyst Observation: Off-White Joint Compound	Location: B-03
Client No.: CB-10	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100


Lab No.: 7533202	Analyst Observation: Off-White Joint Compound	Location: 1st Floor Lobby
Client No.: CB-11	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

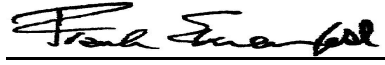
Lab No.: 7533203	Analyst Observation: Off-White Joint Compound	Location: Room 113 Legislature
Client No.: CB-12	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533204	Analyst Observation: Off-White Joint Compound	Location: Room 107
Client No.: CB-13	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533205	Analyst Observation: White/Tan Ceiling Tile	Location: 1st Floor Kitchen
Client No.: CB-14	Client Description: 24x48 Fissure Ceiling Tile	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	50 Cellulose 15 Mineral Wool	35

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Signature: 
Analyst: Christopher Riffe

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533206	Analyst Observation: White/Tan/Pink Ceiling Tile	Location: 1st Floor Kitchen
Client No.: CB-15	Client Description: 24x48 Dotted Ceiling Tile	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	45 Cellulose 25 Mineral Wool	30

Lab No.: 7533207	Analyst Observation: White Joint Compound	Location: Conference Room
Client No.: CB-16	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100


Lab No.: 7533207(L2)	Analyst Observation: Off-White Joint Compound	Location: Conference Room
Client No.: CB-16	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

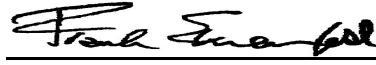
Lab No.: 7533208	Analyst Observation: White/Tan Ceiling Tile	Location: Speakers Office
Client No.: CB-17	Client Description: 24x48 Dotted Ceiling Tile	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	50 Cellulose 15 Mineral Wool	35

Lab No.: 7533209	Analyst Observation: Off-White Joint Compound	Location: Storage Room 109
Client No.: CB-18	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533210	Analyst Observation: White Joint Compound	Location: 1st Floor Main Corridor
Client No.: CB-19	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

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

Date Received: 12/1/2022
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Signature: 
Analyst: Christopher Riffe

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533210(L2) Client No.: CB-19 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Dk Brown Mastic Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: 1st Floor Main Corridor Facility: <u>Percent Non-Fibrous Material:</u> 100
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Lab No.: 7533210(L3) Client No.: CB-19 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: 1st Floor Main Corridor Facility: <u>Percent Non-Fibrous Material:</u> 100
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Lab No.: 7533211 Client No.: CB-20 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: White/Lt Grey Ceiling Tile Client Description: 24x24 Fissure Ceiling Tile <u>Percent Non-Asbestos Fibrous Material:</u> 50 Cellulose 15 Mineral Wool	Location: Disabled Washroom Facility: <u>Percent Non-Fibrous Material:</u> 35
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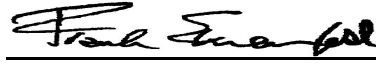
Lab No.: 7533212 Client No.: CB-21 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Floor Tile Client Description: 12x12 Floor Tile <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Disabled Washroom Facility: <u>Percent Non-Fibrous Material:</u> 100
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Lab No.: 7533212(L2) Client No.: CB-21 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Tan Mastic Client Description: 12x12 Floor Tile <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: Disabled Washroom Facility: <u>Percent Non-Fibrous Material:</u> 100
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Lab No.: 7533213 Client No.: CB-22 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: 1st Level Back Entry Facility: <u>Percent Non-Fibrous Material:</u> 100
---	---	--

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Date Received: 12/1/2022
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Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533213(L2)	Analyst Observation: Off-White Joint Compound	Location: 1st Level Back Entry
Client No.: CB-22	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533214	Analyst Observation: White/Lt Grey Ceiling Tile	Location: Press Room
Client No.: CB-23	Client Description: 24x24 Fissure Ceiling Tile	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	50 Cellulose 15 Mineral Wool	35


Lab No.: 7533215	Analyst Observation: Off-White Joint Compound	Location: 2nd Floor Lobby
Client No.: CB-24	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

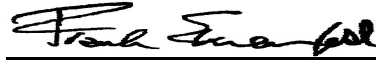
Lab No.: 7533216	Analyst Observation: Off-White Joint Compound	Location: 2nd Floor Room 210
Client No.: CB-25	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533217	Analyst Observation: White Joint Compound	Location: 2nd Floor 209
Client No.: CB-26	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533217(L2)	Analyst Observation: Off-White Joint Compound	Location: 2nd Floor 209
Client No.: CB-26	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

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Date Received: 12/1/2022
Date Analyzed: 12/06/2022
Signature: 
Analyst: Christopher Riffe

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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


Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

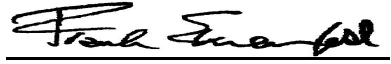
Client: ALL131

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533218 Client No.: CB-27 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: 2nd Floor 208 Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533219 Client No.: CB-28 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: 2nd Floor Main Corridor Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533219(L2) Client No.: CB-28 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: 2nd Floor Main Corridor Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533220 Client No.: CB-29 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: 2nd Floor Room 203 Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533221 Client No.: CB-30 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: Off-White Joint Compound Client Description: Drywall Joint Compound <u>Percent Non-Asbestos Fibrous Material:</u> None Detected	Location: 2nd Floor Bathroom Facility: <u>Percent Non-Fibrous Material:</u> 100
Lab No.: 7533222 Client No.: CB-31 <u>Percent Asbestos:</u> <i>None Detected</i>	Analyst Observation: White/Grey Ceiling Tile Client Description: 24x24 Ceiling Tile <u>Percent Non-Asbestos Fibrous Material:</u> 45 Cellulose 10 Mineral Wool	Location: 2nd Floor Bathroom Facility: <u>Percent Non-Fibrous Material:</u> 45

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Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

Client: ALL131

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533223	Analyst Observation: Off-White Joint Compound	Location: Room 205
Client No.: CB-32	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533224	Analyst Observation: White Joint Compound	Location: 3rd Floor Room 303
Client No.: CB-33	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100


Lab No.: 7533225	Analyst Observation: White Joint Compound	Location: Ceiling Room 305
Client No.: CB-34	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

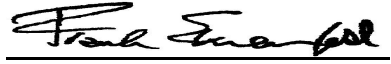
Lab No.: 7533225(L2)	Analyst Observation: Off-White Joint Compound	Location: Ceiling Room 305
Client No.: CB-34	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533226	Analyst Observation: White Joint Compound	Location: 3rd Floor Lobby
Client No.: CB-35	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533227	Analyst Observation: White Joint Compound	Location: 3rd Floor Corridor Outside Washroom
Client No.: CB-36	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

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Date Received: 12/1/2022
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Signature: 
Analyst: Christopher Riffe

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533228	Analyst Observation: White Texture	Location: 3rd Floor Bathroom
Client No.: CB-37	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533228(L2)	Analyst Observation: Off-White Joint Compound	Location: 3rd Floor Bathroom
Client No.: CB-37	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100


Lab No.: 7533229	Analyst Observation: Off-White Joint Compound	Location: 3rd Floor Corridor
Client No.: CB-38	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

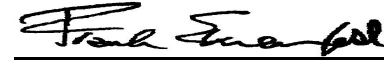
Lab No.: 7533230	Analyst Observation: White Joint Compound	Location: 3rd Floor Bathroom Ceiling
Client No.: CB-39	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533231	Analyst Observation: White Joint Compound	Location: 3rd Floor Room 309
Client No.: CB-40	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533232	Analyst Observation: Off-White Joint Compound	Location: 3rd Floor Room 308
Client No.: CB-41	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

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Date Received: 12/1/2022
Date Analyzed: 12/06/2022
Signature: 
Analyst: Christopher Riffe

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533233	Analyst Observation: Off-White Joint Compound	Location: 3rd Floor Room 307
Client No.: CB-42	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533234	Analyst Observation: White Joint Compound	Location: 4th Floor Lobby
Client No.: CB-43	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100


Lab No.: 7533235	Analyst Observation: White/Beige Ceiling Tile	Location: 4th Floor Corridor
Client No.: CB-44	Client Description: 24x24 Ceiling Tile	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	55 Cellulose 10 Mineral Wool	35

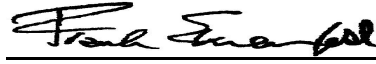
Lab No.: 7533236	Analyst Observation: White Joint Compound	Location: 4th Floor Office Beside Kitchen
Client No.: CB-45	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

Lab No.: 7533237	Analyst Observation: White/Beige Ceiling Tile	Location: 4th Floor Office 406
Client No.: CB-46	Client Description: 24x24 Ceiling Tile	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	50 Cellulose 15 Mineral Wool	35

Lab No.: 7533238	Analyst Observation: White Joint Compound	Location: 4th Floor Office 406
Client No.: CB-47	Client Description: Drywall Joint Compound	Facility:
<u>Percent Asbestos:</u>	<u>Percent Non-Asbestos Fibrous Material:</u>	<u>Percent Non-Fibrous Material:</u>
<i>None Detected</i>	None Detected	100

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

Date Received: 12/1/2022
Date Analyzed: 12/06/2022
Signature: 
Analyst: Christopher Riffe

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

PLM BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 7533239
Client No.: CB-48

Percent Asbestos:
None Detected

Analyst Observation: White/Beige Ceiling Tile
Client Description: 24x24 Ceiling Tile

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

Location: 4th Floor
Facility:

Percent Non-Fibrous Material:
35

Lab No.: 7533240
Client No.: CB-49

Percent Asbestos:
None Detected

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

Percent Non-Asbestos Fibrous Material:
None Detected

Location: 4th Floor Office (West Side)
Facility:

Percent Non-Fibrous Material:
100

Lab No.: 7533241
Client No.: CB-50

Percent Asbestos:
None Detected


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

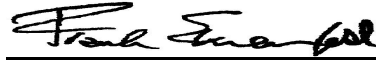
Percent Non-Asbestos Fibrous Material:
None Detected

Location: Kitchen (West, Left Side)
Facility:

Percent Non-Fibrous Material:
100

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

Date Received: 12/1/2022
Date Analyzed: 12/06/2022
Signature: 
Analyst: Christopher Riffe

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

Appendix to Analytical Report

Customer Contact:

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

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

iATL Customer Service: customerservice@iatl.com

iATL Office Manager: wchampion@iatl.com

iATL Account Representative: Semih Kocahasan

Sample Login Notes: See Batch Sheet Attached

Sample Matrix: Bulk Building Materials

Exceptions Noted: See Following Pages

General Terms, Warrants, Limits, Qualifiers:

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

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

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

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

Information Pertinent to this Report:

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

Certifications:

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

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

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

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

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

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

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

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

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

Disclaimers / Qualifiers:

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

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

Recommendations for Vermiculite Analysis:

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

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

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

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

Further information on this method and other vermiculite and asbestos issues can be found at the following: Agency for Toxic Substances and Disease Registry (ATSDR) www.atsdr.cdc.gov, United States Geological Survey (USGS) www.minerals.usgs.gov/minerals/, US EPA www.epa.gov/asbestos. The USEPA also has an informative brochure "Current Best Practices for Vermiculite Attic Insulation" EPA 747F03001 May 2003, that may assist the health and remediation professional. NYS customers please follow current NYSDOH ELAP requirements per policy on subject of surfacing and vermiculite, May 6, 2016, Testing Requirements for Surfacing Material Containing Vermiculite (https://www.wadsworth.org/sites/default/files/WebDoc/1198_8_02_2.pdf)

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

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

CERTIFICATE OF ANALYSIS

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

Report Date: 12/6/2022
Report No.: 673627 - PLM
Project: Coles Building
Project No.: PE22400

Client: ALL131

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

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

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

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

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

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

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

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

*With advance notice and confirmation by the laboratory.

**Approximately 1 Liter of sample in double-bagged container (~9x6 inch bag of sample).

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

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

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

APPENDIX II

Laboratory Certificate of Analysis – Lead Paint Samples

CERTIFICATE OF ANALYSIS

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

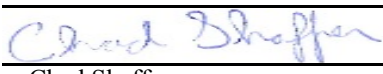
Client: ALL131

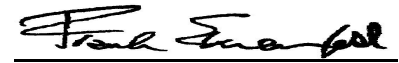
Report Date: 12/7/2022
Report No.: 673619 - Lead Paint
Project: Coles Building
Project No.: PE22400

LEAD PAINT SAMPLE ANALYSIS SUMMARY

Lab No.: 7533148 Client No.: CBP-01	Description: Lt Cream Paint Location: Basement Lobby	Result (% by Weight): <0.0068 Result (ppm): <68 Comments:
Lab No.: 7533149 Client No.: CBP-02	Description: White Door Trim Location: Basement	Result (% by Weight): 0.030 Result (ppm): 300 Comments:
Lab No.: 7533150 Client No.: CBP-03	Description: Grey Paint Location: Corridor Floor Beside Boiler	Result (% by Weight): 0.0067 Result (ppm): 67 Comments:
Lab No.: 7533151 Client No.: CBP-04	Description: Grey Paint Location: Door Trim	Result (% by Weight): <0.0073 Result (ppm): <73 Comments:
Lab No.: 7533152 Client No.: CBP-05	Description: Yellow Paint Location: Boiler Rm Wall	Result (% by Weight): <0.0077 Result (ppm): <77 Comments: ***
Lab No.: 7533153 Client No.: CBP-06	Description: Yellow Paint Location: Tunnel Concrete	Result (% by Weight): 0.022 Result (ppm): 220 Comments:
Lab No.: 7533154 Client No.: CBP-07	Description: Yellow Paint Location: 1st Level Wall	Result (% by Weight): <0.0048 Result (ppm): <48 Comments:
Lab No.: 7533155 Client No.: CBP-08	Description: White Door Trim Location: 1st Level	Result (% by Weight): 0.24 Result (ppm): 2400 Comments: ***

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

Date Received: 12/1/2022
Date Analyzed: 12/07/2022
Signature: 
Analyst: Chad Shaffer

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

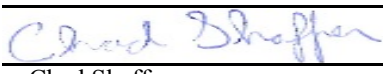
Client: ALL131

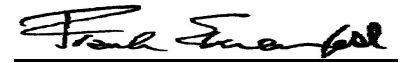
Report Date: 12/7/2022
Report No.: 673619 - Lead Paint
Project: Coles Building
Project No.: PE22400

LEAD PAINT SAMPLE ANALYSIS SUMMARY

Lab No.: 7533156 Client No.: CBP-09	Description: Brown Wall Paint Location: Conference Rm 1st Level	Result (% by Weight): 0.015 Result (ppm): 150 Comments: ***
Lab No.: 7533157 Client No.: CBP-10	Description: Yellow Wall Paint Location: 2nd Level	Result (% by Weight): <0.0071 Result (ppm): <71 Comments: ***
Lab No.: 7533158 Client No.: CBP-11	Description: White Door Trim Location: 2nd Level	Result (% by Weight): 0.086 Result (ppm): 860 Comments: ***
Lab No.: 7533159 Client No.: CBP-12	Description: Brown Wall Paint Location: Rm 203	Result (% by Weight): <0.0087 Result (ppm): <87 Comments: ***
Lab No.: 7533160 Client No.: CBP-13	Description: Yellow Wall Paint Location: 3rd Level	Result (% by Weight): <0.0077 Result (ppm): <77 Comments:
Lab No.: 7533161 Client No.: CBP-14	Description: White Door Trim Location: 3rd Level	Result (% by Weight): <Void Result (ppm): <Void Comments: **
Lab No.: 7533162 Client No.: CBP-15	Description: Brown Wall Paint Location: Rm 303 3rd Flr	Result (% by Weight): <0.0094 Result (ppm): <94 Comments:
Lab No.: 7533163 Client No.: CBP-16	Description: Yellow Wall Paint Location: 4th Level	Result (% by Weight): <0.0074 Result (ppm): <74 Comments:

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

Date Received: 12/1/2022
Date Analyzed: 12/07/2022
Signature: 
Analyst: Chad Shaffer

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Report Date: 12/7/2022
Report No.: 673619 - Lead Paint
Project: Coles Building
Project No.: PE22400

Client: ALL131

LEAD PAINT SAMPLE ANALYSIS SUMMARY

Lab No.: 7533164
Client No.: CBP-17

Description: White Door Trim
Location: 4th Level

Result (% by Weight): <Void
Result (ppm): <Void
Comments: **

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

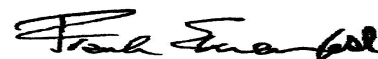
Date Received: 12/1/2022

Date Analyzed: 12/07/2022

Signature:

Analyst: Chad Shaffer

Approved By:



Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

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

Client: ALL131

Report Date: 12/7/2022
Report No.: 673619 - Lead Paint
Project: Coles Building
Project No.: PE22400

Appendix to Analytical Report:

Customer Contact:

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

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

iATL Customer Service: customerservice@iatl.com

iATL Office Manager: wchampion@iatl.com

iATL Account Representative: Semih Kocahasan

Sample Login Notes: See Batch Sheet Attached

Sample Matrix: Paint

Exceptions Noted: See Following Pages

General Terms, Warrants, Limits, Qualifiers:

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

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

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

Information Pertinent to this Report:

Analysis by ASTM D3335-85a by AAS

Certification:

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

- NYSDOH-ELAP No. 11021

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

Regulatory limit is 0.5% lead by weight (EPA/HUD guidelines). Recommend multiple sampling for all samples less than regulatory limit for confirmation. All results are based on the samples as received at the lab. iATL assumes that appropriate sampling methods have been used and that the data upon which these results are based have been accurately supplied by the client.

Method Detection Limit (MDL) per EPA Method 40CFR Part 136 Appendix B.

Reporting Limit (RL) based upon Lowest Standard Determined (LSD) in accordance with AIHA-ELLAP policies.

LSD=0.2 ppm MDL=0.006% by weight. RL=0.010% by weight (based upon 100 mg sampled).

Disclaimers / Qualifiers:

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

CERTIFICATE OF ANALYSIS

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

Report Date: 12/7/2022
Report No.: 673619 - Lead Paint
Project: Coles Building
Project No.: PE22400

Client: ALL131

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

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

APPENDIX III

Site Drawings with sample locations

ASBESTOS SURVEY BY



ASBESTOS LEGEND

- = CEILING
- = FLOOR
- = CEILING AND FLOOR
- = UNSURVEYED AREA
- = APPLIANCE
- = MECHANICAL
- = PIPE MATERIAL
- = DUCT WORK
- = ELECTRICAL
- = ACM WALL
- = LEAD PAINT WALL
- = SAMPLE NUMBER
ASBESTOS DETECTED
- = SAMPLE NUMBER
NO ASBESTOS DETECTED
- = SAMPLE NUMBER
LEAD DETECTED
- = SAMPLE NUMBER
NO LEAD DETECTED

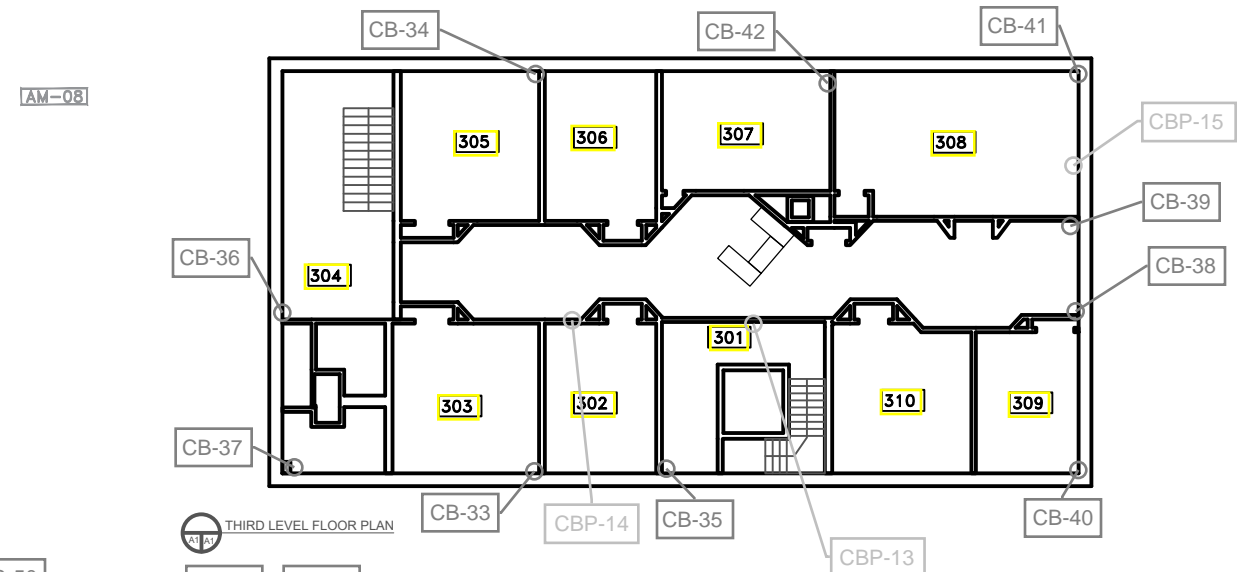
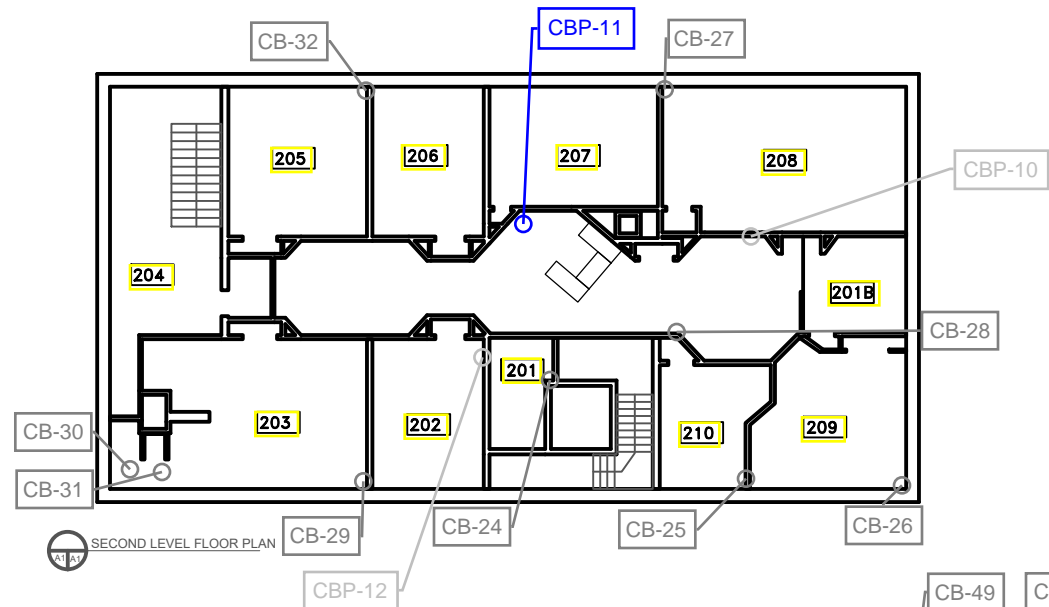
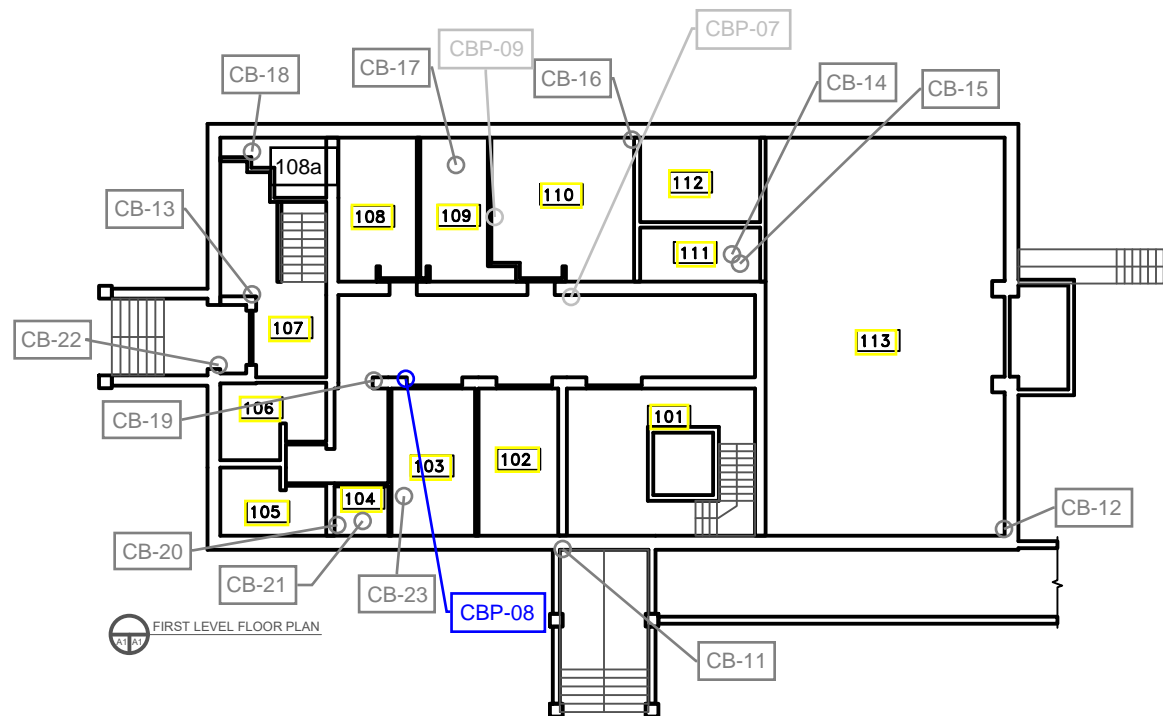
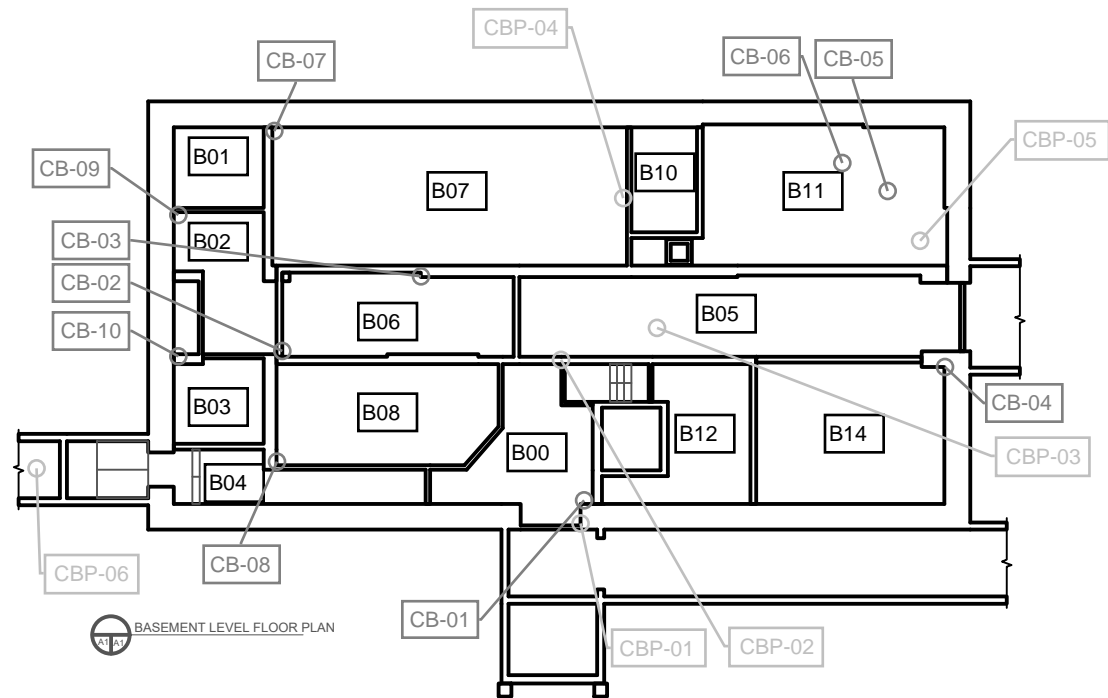
PE22400
COLES BUILDING
175 RICHMOND ST
CHARLOTTETOWN PEI

Drawing
COLES BUILDING
ALL FLOORS

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

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

Scale
1 OF 1
Scale
NOT TO SCALE
Revisions
Date





APPENDIX IV

Summary of Hazardous Materials report

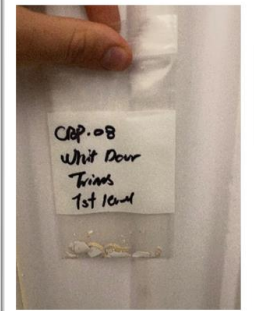
Coles Building (Basement) - Summary of Hazardous Materials Report (2022)

Silica

Room No.	Location	Sample No.	Material	Comments	Photo
NA	Basement	NA	Concrete floor; masonry & stone		
NA	Exterior	NA	Brick and mortar; Concrete steps / footings		


Coles Building (1st floor) - Summary of Hazardous Materials Report (2022)

Lead Paint

Room No.	Location	Sample No.	Paint colour / substrate	Lead Content (%)	Comments	Photo
	1st floor	CBP-08	White paint / Door trim	0.24	All like painted trim to be treated as lead based paints	

Coles Building (2nd floor) - Summary of Hazardous Materials Report (2022)

Lead Paint

Room No.	Location	Sample No.	Paint colour / substrate	Lead Content (%)	Comments	Photo
	2nd floor	CBP-11	White paint / Door trim	0.086	All like painted trim to be treated as lead based paints	

Coles Building (3rd floor) - Summary of Hazardous Materials Report (2022)

Lead Paint

Room No.	Location	Sample No.	Paint colour / substrate	Lead Content (%)	Comments	Photo
	3rd floor	VCBP-08	White paint / Door trim	0.24	All like painted trim to be treated as lead based paints	

Coles Building (4th floor) - Summary of Hazardous Materials Report (2022)

Lead Paint

Room No.	Location	Sample No.	Paint colour / substrate	Lead Content (%)	Comments	Photo
	4th floor	VCBP-08	White paint / Door trim	0.24	All like painted trim to be treated as lead based paints	