



## **Asbestos Assessment**

Annunciation of our Lord  
250 Limeridge Road West,  
Hamilton, Ontario

Prepared for:

**Hamilton-Wentworth Catholic  
District School Board**

90 Mulberry Street  
Hamilton, Ontario, L8N 3R9

December 30, 2021

Pinchin File: 286553.001

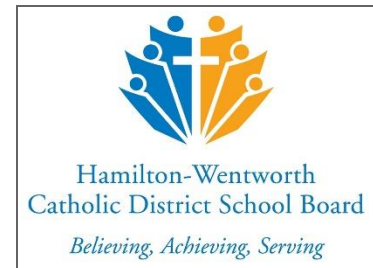


**Asbestos Assessment**

Annunciation of our Lord, 250 Limeridge Road West, Hamilton, Ontario  
Hamilton-Wentworth Catholic District School Board

December 30, 2021  
Pinchin File: 286553.001

**Issued to:** Hamilton-Wentworth Catholic District  
School Board  
**Issued on:** December 30, 2021  
**Pinchin File:** 286553.001  
**Issuing Office:** 6-875 Main Street West, Suite 200,  
Hamilton, ON, L8S 4P9  
**Primary Contact:** Michael Maiorana, Senior Project  
Manager, 289.678.0697  
mmaiorana@pinchin.com



---

Author: Leslie Cantar, B.Eng. Mgt.  
Senior Project Technologist  
289.237.4294  
[lcantar@pinchin.com](mailto:lcantar@pinchin.com)

---

Reviewer: Michael Maiorana, B.A. Tech., C.E.T.  
Senior Project Manager  
289.678.0697  
[mmaiorana@pinchin.com](mailto:mmaiorana@pinchin.com)



## **EXECUTIVE SUMMARY**

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials assessment at the subject building.

The objectives of the assessment were to document the locations of asbestos building materials, evaluate their condition and develop corrective action plans as required for the purposes of long-term management.

### **Summary of Recommendations**

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

- Review and update the asbestos record for the site on an annual basis.
- Perform a pre-construction assessment and remove all ACM prior to alteration or maintenance work if ACM may be disturbed by the work.
- Sample any presumed ACM prior to alteration or maintenance work if presumed ACM may be disturbed by the work.

*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.*



## TABLE OF CONTENTS

1.0	INTRODUCTION AND SCOPE .....	1
1.1	Scope of Assessment.....	1
2.0	BACKGROUND INFORMATION .....	1
2.1	Building Year of Construction and Additions .....	1
3.0	FINDINGS .....	1
3.1	Presumed Assumed Asbestos Materials.....	2
3.2	Confirmed Non-Asbestos Materials.....	2
4.0	RECOMMENDATIONS.....	4
4.1	General .....	4
4.2	On-going Management and Maintenance .....	4
5.0	TERMS AND LIMITATIONS .....	4
6.0	REFERENCES.....	5

## APPENDICES

APPENDIX I	Asbestos Analytical Certificates
APPENDIX II	Location List
APPENDIX III	Summary Report
APPENDIX IV	All Data Report
APPENDIX V	Drawings



## 1.0 INTRODUCTION AND SCOPE

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to review and update the asbestos building materials assessment for Annunciation of Our Lord located at 250 Limeridge Road West, Hamilton, Ontario.

The original assessment was performed by Leslie Cantar, B.Eng. Mgt., Senior Project Technologist on July 4, 2018. This report has been updated based on review of asbestos management records from the Client. There are no changes to report.

The objectives of the assessment were to document the locations of asbestos building materials, evaluate their condition and develop corrective action plans as required. This assessment is only to be used for the purposes of long term management and routine maintenance. The results of this assessment are not to be used for construction, renovation, demolition or project tendering purposes.

### 1.1 Scope of Assessment

The assessment was performed to establish the location and type of asbestos building materials incorporated in the structure and its finishes. The assessed area consisted of all parts of the building where asbestos-containing materials were previously identified. Refer to the Asbestos Building Materials Assessment Methodology report and Annex A dated 2018, Pinchin File 224334, for the methodology used during the assessment.

## 2.0 BACKGROUND INFORMATION

### 2.1 Building Year of Construction and Additions

Item	Details
Year of Construction	2012

## 3.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the asbestos materials identified. For details on quantities, assessment, sample numbers, friability, condition, and locations of asbestos materials; refer to the Summary Report and All Data Report in Appendix III and IV.

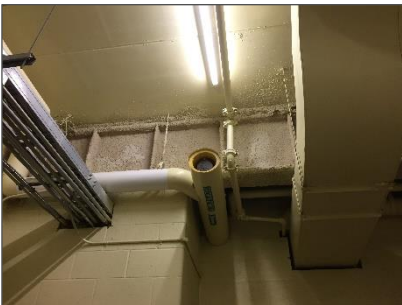

### 3.1 Presumed Assumed Asbestos Materials



A number of materials which might contain asbestos were not sampled during this assessment due to limitations in scope and methodology. Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis. Materials presumed to contain asbestos include:


Material	Friability
Elevator and lift brakes	Non-friable
Mechanical gaskets	Non-friable

### 3.2 Confirmed Non-Asbestos Materials

The following building materials were determined to be non-asbestos based on the date of construction of the building (2012).

Material and Application	Asbestos Type/Friability	Photo
Non-asbestos containing fireproofing is present on structural steel including beams, trusses, joists, corrugated steel deck, concrete deck, columns.	None	
Pipes are either uninsulated or insulated with non-asbestos fibreglass.	None	
Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced or canvas).	None	

Material and Application	Asbestos Type/Friability	Photo
Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.	None	
All 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 and the age of the materials determined from the age of the building.	None	
Plaster present on walls and ceilings does not contain asbestos.	None	
Asbestos in drywall joint compound was banned in Canada in 1980. The building was constructed after 1986 (1980 plus a reasonable non-compliance period based on our experience) and the drywall joint compound is assumed to contain no asbestos.	None	
Vinyl sheet flooring is presumed to be non-asbestos based on historical knowledge of the type of flooring (foam) or based on the lack of a paper backing layer (underpad).	None	

Material and Application	Asbestos Type/Friability	Photo
Vinyl floor tiles were presumed to be non-asbestos based on historical knowledge of the date of installation.	None	
Caulking throughout the building does not contain asbestos.	None	
Glazing putty on the glass and frames of windows throughout the building does not contain asbestos.	None	

## 4.0 RECOMMENDATIONS

### 4.1 General

Perform a detailed intrusive assessment prior to building renovation or demolition operations. The assessment should include destructive testing (i.e. coring and/or removal of building finishes and components), and sampling of other hazardous materials (lead, mercury, PCBs, mould, etc.) and materials not tested in this study (e.g. Presumed Asbestos Containing Materials).

### 4.2 On-going Management and Maintenance

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

#### 4.2.1 Asbestos

Update the asbestos record on an annual basis.

Sample presumed ACM prior to alteration or maintenance work if the presumed ACM may be disturbed by the work.

## 5.0 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.

## **6.0 REFERENCES**

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

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.

J:\286000s\0286533.000 HWCDSB, Various 2021 Projects, ASB, CONS\0286533.001 HWCDSB, All Facilities, 2021, ASB, REASSMT\Deliverables\2018 Updates\Annunciation Of Our Lord\Report\286533.001 Annunciation of Our Lord ACM Assessment Report HWCDSB December 30 2021.docx

Template: Master Report for Asbestos Assessment, Haz, March 27, 2018

**APPENDIX I**  
**Asbestos Analytical Certificates**

**Asbestos bulk sampling was not performed based on the date of  
construction (2012)**

**APPENDIX II**  
**Location List**

**Client:** Hamilton-  
Wentworth Catholic  
District Sch

**Site:** 250 Limeridge Road  
West, Hamilton, ON

**Building Name:** Annunciation of Our  
Lord

**Surveyor:** Leslie  
Cantar

**Survey Date:**  
2018-07-04

Location No.	Name or Description	ft <sup>2</sup>	Floor No.	Notes
1001	Entire Building	0		

**APPENDIX III**  
**Summary Report**

## ASBESTOS SUMMARY REPORT

**Client:** Hamilton-Wentworth Catholic District Sch  
**Site:** 250 Limeridge Road West, Hamilton, ON  
**Surveyor:** Leslie Cantar

**Building Name:** Annunciation of Our Lord

**Survey Date:** 2018-07-04

**Reassessment Surveyor:**

**Last Re-Assessment:**

System	Asbestos	Friable	ACM Materials	Locations where ACM materials are present - Location(Room Number)	Recommended Actions	Quantity
C - Ceiling	No	No				
		Yes				
F - Floor	No	No				
		Yes				
O - Other	No	No				
		Yes				
P - Piping	No	No				
		Yes				
S - Structure	No	No				
		Yes				
W - Wall	No	No				
		Yes				

**APPENDIX IV**  
**All Data Report**



ALL DATA REPORT

**Client:** Hamilton-Wentworth Catholic District Sch  
**Site:** 250 Limeridge Road West, Hamilton, ON  
**Surveyor:** Leslie Cantar

**Building Name:** Annunciation of Our Lord  
**Survey Date:** 2018-07-04

**Location #:** 1001

**Location Name:** Entire Building

**Floor:**  
**Last Re-Assessment:**

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling	ACOUSTIC TILE	Ceiling Tiles (lay-in), 2' x 4' pinhole and texture pattern (2012)			C	Y		100			%	V0000	Non-Asbestos		None
Ceiling	ACOUSTIC TILE	Ceiling Tiles (lay-in), 2' x 4' short fissure and random pinhole pattern			C	Y		100			%	V0000	Non-Asbestos		None
Ceiling		Drywall and joint compound			C	Y		100			%	V0000	Non-Asbestos		None
Floor		Ceramic Tiles			A	Y									
Floor		Concrete (poured)			A	Y									
Floor		Vinyl Floor Tile and Mastic, 12" x 12" white with beige flecks			A	Y		100			SF	V0000	Non-Asbestos		None
Floor		Vinyl Floor Tile and Mastic, 12" x 12" dense grey flecks			A	Y		100			%	V0000	Non-Asbestos		None
Floor		Vinyl Sheet Flooring, 12" x 12" faux wood with lines			A	Y		100			%	V0000	Non-Asbestos		None
Floor		Carpet			A	Y									
Other		Caulking, 2012			A	Y		100			%	V0000	Non-Asbestos		None
Piping	Rain Water Leader	Metal		Fibreglass	C	Y									
Structure		Steel			C	Y									
Structure		Concrete (poured)			C	Y									
Structure		Fireproofing (Cementitious), 2012			C	Y		100			%	V0000	Non-Asbestos		None
Wall		Masonry			A	Y									
Wall		Wood, Faux wood paneling			A	Y									
Wall		Metal, Panels			A	Y									
Wall		Drywall and joint compound			A	Y		100			%	V0000	Non-Asbestos		None
Wall		Ceramic Tiles			A	Y									
Wall		Glass			A	Y									
Wall		Plaster, 2012			A	Y		100			%	V0000	Non-Asbestos		None

## Legend:

Sample number		Units		Other	
S####	Sample collected.	SF	Square feet	SVM	Suspect Visible Mould
V####	Material is visually identified to be identical to S####	LF	Linear feet	A	Access
V0000	Known non hazardous material.	EA	Each	V	Visible
V9000	Material is visually identified to contain hazardous material.	%	Percentage	AP	Air Plenum
V9500	Material is presumed to contain hazardous material.			F	Friable material.
				NF	Non Friable material.

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

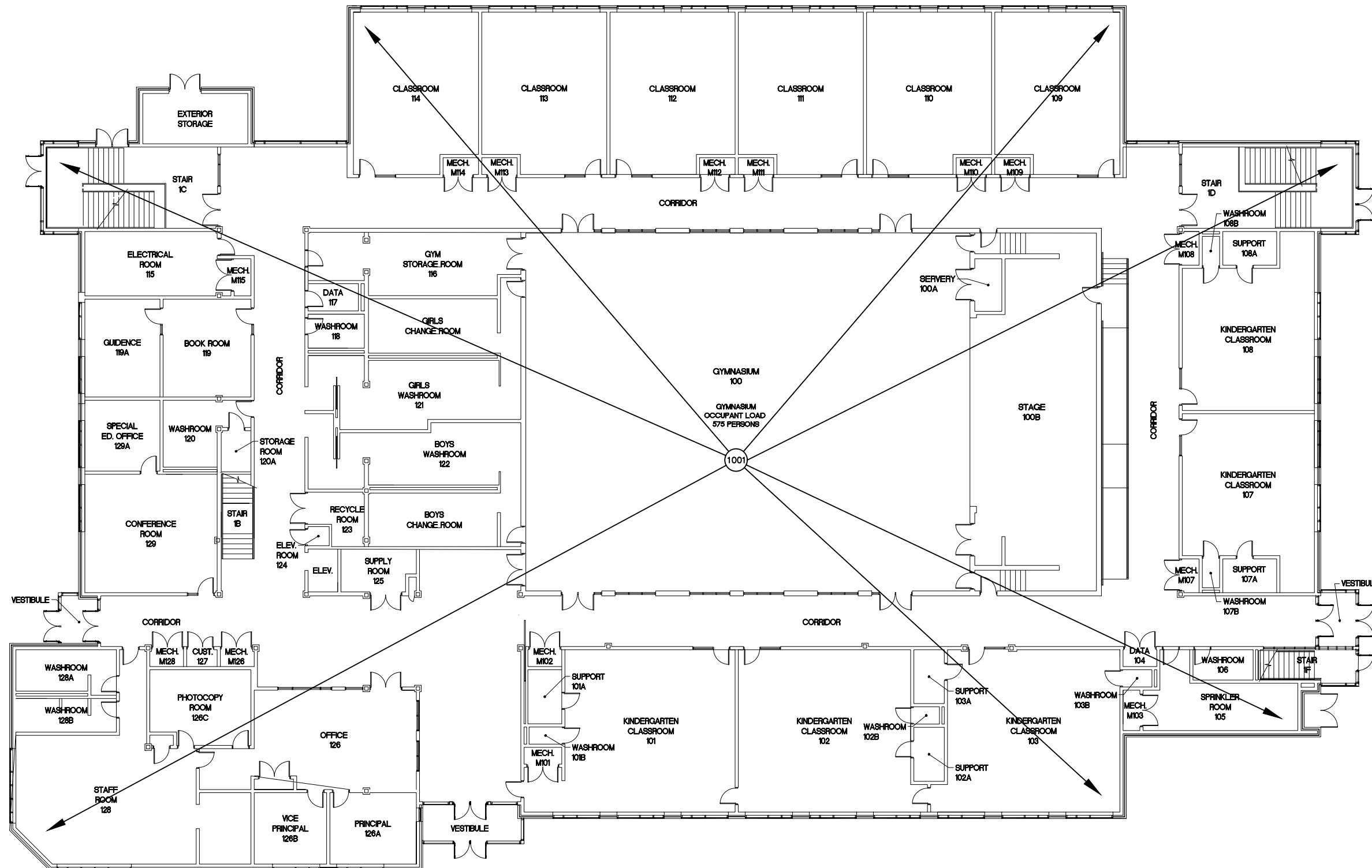
**APPENDIX V**  
**Drawings**

BASE PLAN PROVIDED BY CLIENT.



www.pinchin.com

(X) LOCATION NUMBER



LOCATION:  
ANNUNCIATION OF OUR LORD  
250 LIMERIDGE ROAD WEST  
HAMILTON, ONTARIO

TITLE:

ASBESTOS ASSESSMENT  
FLOOR LEVEL 1

DATE: JULY 2018

PROJECT # :	224334
-------------	--------

DRAWN BY:  
R.S.B.

DRAWING:

CHECKED BY:

D.P.

1 OF 2

SCALE: NTS

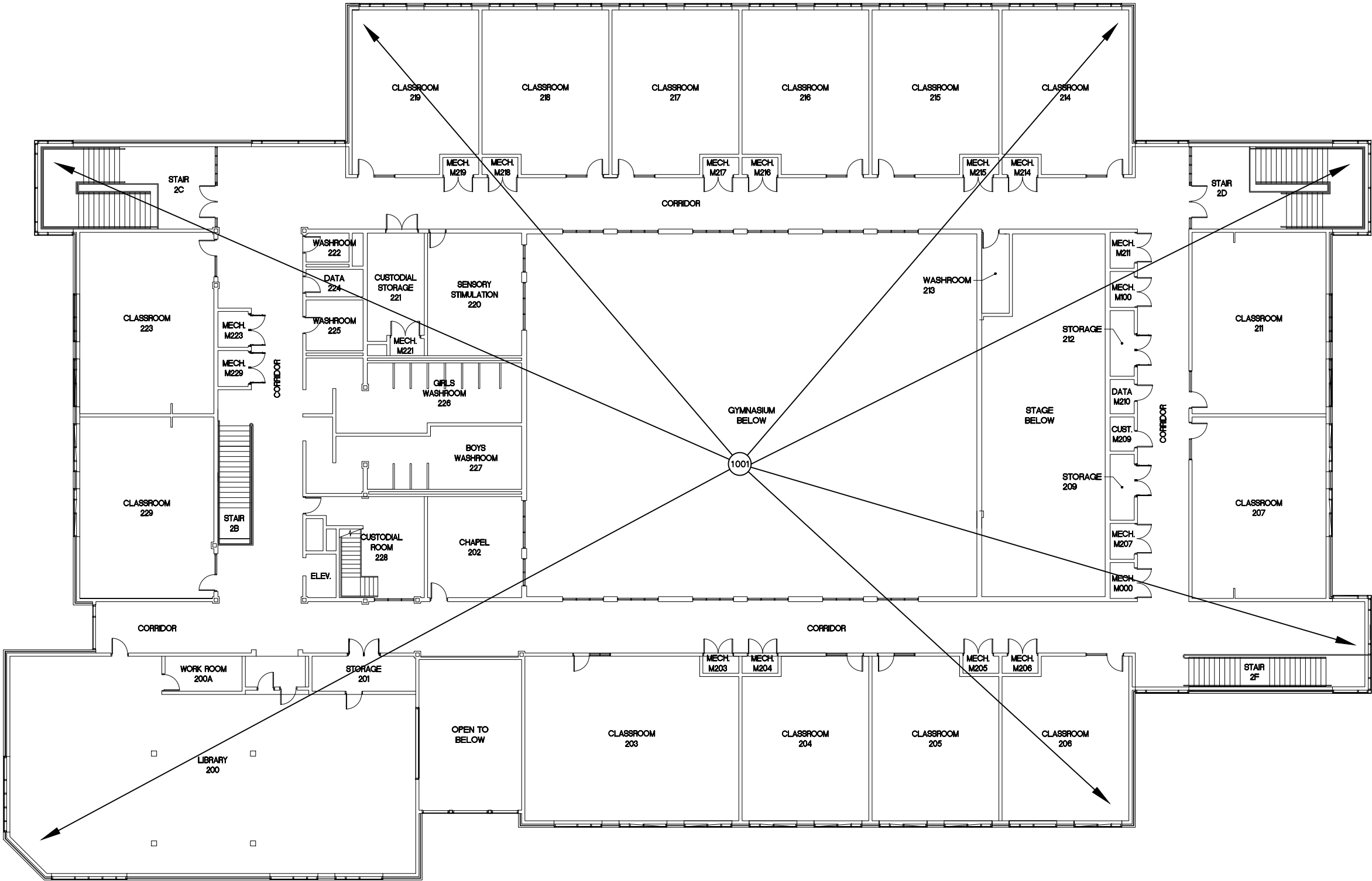
NOT ALL KNOWN OR SUSPECTED ASBESTOS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE ASBESTOS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED ASBESTOS BUILDING MATERIALS.

BASE PLAN PROVIDED BY CLIENT.



905-577-6206      www.pinchin.com

LEGEND:  
  
⊗ LOCATION NUMBER



CLIENT:  
  
  
**Hamilton-Wentworth  
Catholic District School Board**  
*Believing, Achieving, Serving*

LOCATION:  
ANNUNCIATION OF OUR LORD  
250 LIMERIDGE ROAD WEST  
HAMILTON, ONTARIO

TITLE:  
  
ASBESTOS ASSESSMENT  
FLOOR LEVEL 2

DATE: JULY 2018	PROJECT # : 224334
DRAWN BY: R.S.B.	DRAWING:  2 OF 2
CHECKED BY: D.P.	
SCALE: NTS	