DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS SURVEY

Subject Property | 95 Melrose Avenue, Ottawa, ON

Client	Allstate Insurance
Client Contact	Michael Chamanlall
Report Date	December 23, 2024
Claim #	SD042628
Report #	IGENV-50314
Report Prepared By	Matthew Magnus
Appendices	A – Photo Log
Attachments	Laboratory Results
	Sampling Plan
	Occurrences Plan

EXECUTIVE SUMMARY

Icon Global Inc. (hereafter referred to as Icon) was retained by Michael Chamanlall, Senior Field, Large Loss Claim Specialist on behalf of Allstate Insurance Company of Canada (hereafter referred to as the client) to perform a project-specific Designated Substances and Hazardous Building Materials Survey (DSS) for the mixed-use property located at 95 Melrose Avenue in Ottawa, Ontario.

The two-storey detached home recently experienced a fire event. Icon was advised that the fire originated on the second level of the home. The cause and precise location of the fire was yet to be confirmed at the time of our assessment and at the time of release of this report.

The purpose of the survey was to identify, locate and assess the condition of designated substances and other hazardous materials contained within the building in accordance with Section 30 of the Occupational Health and Safety Act (OHSA).

The survey did not involve destructive sampling within mechanical equipment such as furnaces and HVAC systems, or within electrical equipment, or behind intact walls. These areas are considered not accessible to the surveyor and as such, materials suspected to be associated with designated substances may or may not be present within these inaccessible areas. Of note, one of the two second floor apartments (#2) was inaccessible at the time of the assessment and was not surveyed.

A site assessment was performed, and bulk material sampling was conducted on December 17, 2024, by Matthew Magnus, Senior Environmental Consultant, on behalf of Icon.

A summary of the results is presented below in ***Table 1***.

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Table #1 – Summary of Designated Substances and Hazardous Materials Presumed/Identified

SUBSTANCE/MATERIAL	FINDINGS	RECOMMENDATIONS
Asbestos *Designated Substance*	Asbestos was confirmed to be present in the following materials: • Flat Plaster | Main and Second Floor • Thermal System Insulation | Main and Second Floor • Brown Floor Mastic | Main Floor • Textured Plaster | Exterior Asbestos was not identified to be present in the other samples obtained from within the project area and submitted for laboratory analysis Asbestos is *presumed to be present* for suspect materials both within, and outside, the project area where confirmatory sampling has not been conducted. Sampling is to be performed for suspect materials identified which either have been disturbed or are planned to be disturbed as part of the project	Asbestos is regulated via Ontario Regulation 278/05. Substrates presumed and/or confirmed to be asbestos containing must be abated in accordance with the procedures clearly outlined in the regulation
Lead *Designated Substance*	Lead-containing paint (white) is present on the main floor walls and ceilings Lead is *presumed to be present* in the following materials: • solder on water lines, piping, and electrical equipment • cable and wire sheathing • cast iron pipe gaskets • other surface coatings that were not sampled	For materials presumed and/or confirmed to contain lead, refer to the EACC Guideline entitled: Lead Guidelines for Construction Projects. Measures required to be taken to protect any workers handling lead are clearly outlined in this document
Mercury *Designated Substance*	Mercury is typically present in many paints and adhesives in a stable form Mercury may also be present in non-LED fluorescence tube lights and HID bulbs	When contained, intact, and in good condition, no risk for mercury exposure exists so long as the materials housing the mercury remain undisturbed

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SUBSTANCE/MATERIAL	FINDINGS	RECOMMENDATIONS
		Mercury-containing equipment and materials must be removed prior to demolition and either stored in a safe and secure location or disposed of in accordance with the Environmental Protection Act - Ontario Regulation 347
Silica *Designated Substance*	Silica is presumed to be present in the following substrates typically found as part of buildings constructed in Ontario: 1. Concrete and masonry products 2. Drywall 3. Brick and Mortar	Workers disturbing and/or demolishing materials suspected to contain silica must not be exposed to airborne silica beyond the TWA threshold values. Appropriate PPE must be equipped when disturbing materials containing silica Refer to the following website to prepare a customized exposure control plan: https://ontario.silicacontroltool.com/
Other *Designated Substances Hazardous Materials*	No specific presence of other designated substances was identified within the project-area surveyed area at the time of the assessment	No recommendations

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1.0 INTRODUCTION

Icon Global Inc. (hereafter referred to as Icon) was retained by Michael Chamanlall, Senior Field, Large Loss Claim Specialist on behalf of Allstate Insurance Company of Canada (hereafter referred to as the client) to perform a project-specific Designated Substances and Hazardous Building Materials Survey (DSS) for the mixed-use property located at 95 Melrose Avenue in Ottawa, Ontario.

A site assessment was performed, and bulk material sampling was conducted on December 17, 2024, by Matthew Magnus, Senior Environmental Consultant, on behalf of Icon.

1.1 DESCRIPTION OF SUBJECT PROPERTY

The two-storey detached residential building was found to be comprised of a mix of brick, stucco and vinyl siding atop a stone and rubble foundation with a mansard roof. The original structure is expected to be greater than 100 years of age. A rear addition is present, though the construction date of this addition is unknown. Finishing materials include a variety of wood, drywall, plaster, and various flooring materials.

Significant disturbance to building materials throughout the building was observed during the assessment, including critical damage to the second floor and room as a result of the fire. Interior finishes throughout the building were found to be impacted by fire and water (via firefighting efforts).

Refer to the photo appendix and floor plans attached for more detail regarding the material composition and layout of the building.

1.2 OBJECTIVE AND PROJECT DESCRIPTION

Icon was advised that a construction project is required to restore areas of the building located at the above-mentioned address to a pre-loss condition. The purpose of the survey was to identify, locate and evaluate the condition of designated substances that may be present within the area included as part of the construction project.

This assessment satisfies the Owner's requirements under Section 30 of the Ontario Occupational Health and Safety Act (OHSA), Revised Statutes of Ontario 1990, as amended. Section 30(1) requires a building owner to determine if there are any designated substances present at a project site prior to construction or demolition activity. Sections 30(2), (3) and (4) require the owner and constructors for a project to provide the findings in this report as part of the tendering information for any

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tendered project or to prospective contractors (and subcontractors) of a project before entering a binding contract.

Designated substances present or suspected to be present in these types of buildings include, but are not limited to asbestos, lead, mercury, and silica.

1.3 PREVIOUS ENVIRONMENTAL ASSESSMENTS

Icon was not provided with, nor made privy to, any existing environmental assessments associated with designated substances and/or hazardous materials for this property.

1.4 REGULATION

1.4.1 DESIGNATED SUBSTANCES – ONTARIO REGULATION 490/09

As part of the Occupational Health and Safety Act (OHSA), any employer and other persons are responsible for protecting the health and safety of workers from hazards which may be present in the workplace. Concerning this assessment, Section 30 of the OHSA requires that (prior to beginning a construction or demolition project) the owner must determine if designated substances are present at a site. If present, these substances must be listed and provided to all workers prior to beginning work.

There are eleven (11) designated substances as indicated by the Occupational Health and Safety Act, Ontario Regulation 490/09 - Designated Substances. These Designated Substances are:

- Acrylonitrile
- Arsenic
- Asbestos
- Benzene
- Coke oven emissions
- Ethylene oxide
- Isocyanates
- Lead
- Mercury
- Silica
- Vinyl chloride

1.4.2 OTHER HAZARDOUS MATERIALS

In addition to these designated substances, chemical, biological, and environmental hazards may exist including, but not limited to:

- Polychlorinated Biphenyls (PCBs)
- Urea Formaldehyde Foam Insulation

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- Ozone-depleting substances (ODSs)
- Mould

Although these materials/ are not considered designated substances, they may be present on a worksite and are particularly relevant in demolition as disposal is regulated.

2.0 ASSESSMENT

2.1 METHODOLOGY

Icon reviewed any existing environmental documentation (if available/provided). A site visit was performed to assess the exterior and a walkthrough of the interior of the building was performed.

A visual assessment was conducted to identify materials/substrates that may contain, be impacted by, or are comprised of, any of the 11 designated substances and/or the hazardous material types cited herein.

Where warranted, and specifically for the purpose of the project requiring this survey, materials that are suspected to contain asbestos, bulk samples were obtained, and laboratory analysis of the samples is conducted in accordance with the Ontario Regulation 278/05 - DESIGNATED SUBSTANCE - ASBESTOS ON CONSTRUCTION PROJECTS AND IN BUILDINGS AND REPAIR OPERATIONS

Materials suspected to contain lead were also sampled and submitted for laboratory analysis.

2.1.1 LABORATORY ANALYSIS

Icon utilizes accredited third-party laboratories to perform analysis of bulk samples.

Asbestos analysis is conducted using Polarized Light Microscopy (PLM) with dispersion staining following the U.S. EPA/600/R-93/116 Method.

Lead in paint analysis is conducted using Flame Atomic Absorption (FAA) or Inductively Coupled Plasma (ICP). Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

2.2 LIMITED ASSESSMENT AREA

Icon performed a walk-through of the accessible areas of the overall building at the time of the assessment. Based on the damages observed at the time of the assessment, the accessible areas were limited to the exterior, basement, main floor and second floor.

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2.3 AREAS NOT ASSESSED

The following areas of the building were not accessible during Icon's site visit:

- Exterior of the rear-elevation of the second floor.
- The entirety of the roof.
- Other areas deemed unsafe to enter due to a confined space or structural damage/condition.
- Building materials that are not detailed in this assessment due to inaccessibility at the time of our site visit and/or uncovered during renovation/demolition activities should be assessed by a qualified person their disturbance or access
- Areas of the building outside the scope of work for repair/demolition as part of fire damage remediation

3.0 FINDINGS & RECOMMENDATIONS

3.1 ASBESTOS

The subject property is suspected to contain Asbestos-Containing Materials (ACM) based on the age, purpose, and type of construction. A survey of a project-area was performed, and suspect ACM was sampled and submitted to a third-party laboratory for asbestos analysis.

By definition, in accordance with Ontario Regulation 278/05, an ACM is any material that contains greater than 0.5% asbestos by dry weight. Samples were obtained in accordance with the minimum quantities as outlined in Table #1 of the regulation. The following table outlines the materials sampled at the time of the survey and the associated laboratory results:

Table #2 – Asbestos Results – EMC Scientific Report #113097

Material ID	Material Description	Asbestos Content
A01	Flat Plaster | Main & Second Floor	**Chrysotile (0.5%)**
A02	Drywall Joint-Fill Compound | Main Floor	None Detected
A03	Thermal System Insulation | Main Floor	**Chrysotile (80%)**
A04	Vinyl Floor Tile | Main Floor (Kitchen)	None Detected
A05	Vinyl Floor Tile | Main Floor (Rear Bathroom)	None Detected
A06	2x4 Drop-In Ceiling Tile | Main Floor	None Detected
A07	Vinyl Sheet Floor (Backing Material)| Main Floor (Kitchen)	None Detected
A08	Vinyl Floor Tile | Main Floor (Entranceway)	None Detected
A09	Vinyl Sheet Floor | Main Floor (Entranceway)	**Chrysotile (0.5%)**
A10	Textured Plaster | Exterior	**Chrysotile (1%)**

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Other materials present within the project area may contain asbestos. The results provided are exclusive to the materials sampled and submitted to the laboratory for analysis. Should any material be identified, or uncovered, which may be considered suspect for asbestos, refer to the project consultant for direction.

ACM must be handled/managed in accordance with Ontario Regulation 278/05.

3.2 LEAD

The subject property is suspected to have materials within that contain lead based on the age, purpose, and type of construction. A survey of a project-area was performed, and materials suspected to contain lead were sampled and submitted to a third-party laboratory for analysis.

In accordance with the EACC Lead Guideline for Construction, Renovation, Maintenance or Repair (October 2014), the following indicates the criteria for classifying lead in paints and coatings:

- Low-Level - De minimis (virtually safe) | Lead Content less than 1000ppm
- Lead-Containing | Lead Content greater than 1000ppm but less than 5000ppm
- Lead-Based | Lead Content greater than 5000ppm

The following table outlines the materials sampled at the time of the survey and the associated laboratory results:

Table #3 – Lead Results – EMC Scientific (via Caduceon) Report #24-038960

Material ID	Material Description	Lead Concentration	Classification
LP-01	White Paint (wall) | Main Floor	1770 ppm	Lead-Containing
LP-02	Green Paint (wall) | Main Floor	<5 ppm	Low-Level
LP-03	Grey Paint (wall) | Second Floor	30 ppm	Low-Level
LP-04	Blue Paint (wall) | Main Floor	18 ppm	Low-Level

Refer to the EACC Lead Guideline for direction with respect to appropriate handling, disturbance, abatement, and disposal of lead.

3.3 MERCURY

Mercury was not sampled for during the assessment. Mercury is typically present in many paints and adhesives in a stable form. Mercury may also be present in non-LED fluorescence tube lights and HID bulbs. When contained, intact, and in good condition, no risk for mercury exposure exists so long as the materials housing the mercury remain undisturbed.

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Mercury may also be present in thermometers, barometers, gauges, sensors, and various switches in equipment. Caution should be taken when dismantling equipment and lighting suspected of containing mercury.

Mercury-containing equipment and materials must be removed prior to demolition and either stored in a safe and secure location or disposed of in accordance with the Environmental Protection Act - Ontario Regulation 347.

3.4 SILICA

Silica was not sampled for during the assessment. Silica is known to be present in concrete and masonry products as part of the primary composition of the building. Workers disturbing and/or demolishing materials suspected to contain silica must not be exposed to airborne silica beyond the Time-Weighted Average (TWA) threshold values outlined in Ontario Regulation 833. Appropriate PPE must be equipped when disturbing materials containing silica.

3.5 POLYCHLORINATED BISPHENYLS (PCBs)

Polychlorinated Biphenyls were not sampled for during the assessment process. Lamp ballasts were not observed in the project area at the time of the assessment. Any ballasts identified on-site should be assessed for the presence of PCBs prior to handling. All lamps should be assumed to contain PCBs unless label identifications prove otherwise.

Environmental Canada has published a guidance document to assist in determining the presence of PCBs in light ballasts. "Identification of Lamp Ballasts Containing PCBs", 1991, is to be referenced once the ballasts are to be decommissioned.

Lamp ballasts containing PCBs must be removed prior to demolition and either stored in a safe and secure location or disposed of in accordance with the Environmental Protection Act – Ontario Regulation 362.

3.6 MOULD

Suspected mould growth was not observed within the project-area at the time of the assessment. However, mould growth is likely to develop following the site visit because of site conditions resulting from firefighting efforts, dwell time, weather, etc.

Mould impacted substrates detected within the subject-area should be remediated. Guidelines for the handling of mould impacted substrates can be found within the EACC Mould Abatement Guidelines – Edition 3 (2015).

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3.7 OTHER DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS

Based on the intended building function, and observations made at the time the following designated substances and hazardous materials are not expected to be present within the project area:

- Arsenic
- Benzene
- Coke Oven Emissions
- Ethylene Oxide
- Isocyanates
- Vinyl Chloride
- Urea Formaldehyde Foam Insulation (UFFI)
- Ozone Depleting Substances (ODSs)

4.0 CONCLUSION

This document intends to identify the designated substances, and hazardous materials present within the project area at the time of the assessment. This document is not intended to be used as a scope of work, specification, protocol, or direction of any kind.

If any other suspected designated substances and/or hazardous materials during repair efforts that were not identified as part of this assessment, they must be treated as designated substances and/or hazardous materials until confirmed otherwise through reassessment/analysis. All activities involving the presence, handling, disturbance, or removal of designated substances and hazardous materials during the work must comply with applicable regulations.

Should a scope of work, specification, management plan, or any other environmental related services be required, Icon would be pleased to be of service. Please feel free to contact your environmental consultant, or our office, for any service requests.

Report Prepared By:

Matthew Magnus, PMP
Senior Environmental Consultant

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5.0 LIMITATIONS

The observations, findings, conclusions, and recommendations regarding designated substances and hazardous materials in the environment at the site and/or building are detailed exclusively in this report. All testing conducted was performed in strict adherence to the terms outlined in our service agreement. It should be noted that the presence of additional compounds or materials not included in the scope of testing cannot be ruled out.

The observations, findings, conclusions, and recommendations presented in this report are based on conditions observed at the time of the assessment. Changes in site conditions or regulations after the assessment date may affect the validity of this report.

The purpose of this report was to evaluate environmental conditions within the building as defined by our contract, adhering to applicable Occupational Health and Safety regulations within the relevant jurisdiction. Assessing compliance with local, provincial, or federal laws by past or current property owners was outside the scope of our agreement.

There remains a possibility of unanticipated environmental conditions at locations, site related, or otherwise, that were not evaluated during this assessment. If such conditions arise, Icon Global Inc. must be promptly notified to reassess and update our findings, as necessary. Sampling and testing were conducted on a representative basis and may not capture all materials or areas of concern.

The observations, findings, and conclusions presented in this report are partially based on information provided by third parties and on the testing and analysis described herein. Icon Global Inc. assumes no responsibility for the accuracy or completeness of such information.

This report was prepared exclusively for the client by Icon Global Inc. using accepted practices in Ontario, Canada, pertaining to the environmental assessment. No warranties, expressed or implied, are offered beyond the professional services specified in our agreement and reflected in this report. This report is proprietary to Icon Global Inc. and intended solely for the client's use under the agreed terms. The client agrees to indemnify and hold Icon Global Inc. harmless from any claims, damages, or liabilities arising out of the use of this report by any third party. Any third-party use, reliance, or decision-making based on this report is done at their own risk. Icon Global Inc. disclaims all liability for damages, if any, incurred by third parties resulting from actions or decisions based on this report.

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APPENDIX A – PHOTO LOG

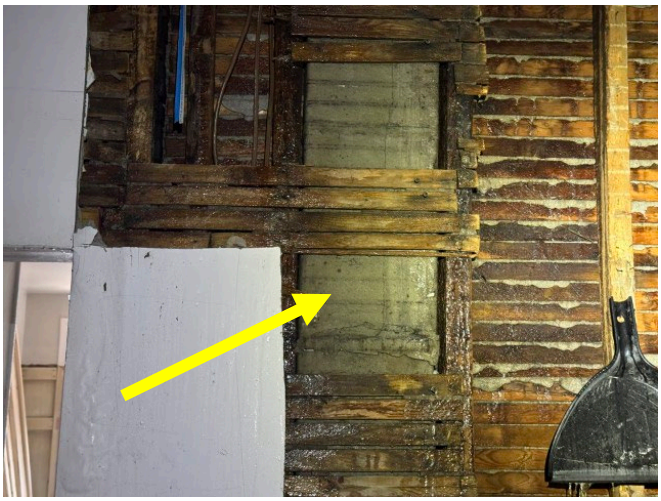
Photo 1: Main Floor Plaster Walls / Ceilings	Photo 2: Thermal System Insulation
	
Plaster walls and ceilings throughout the original portion of the home are asbestos-containing. White-paint is lead-containing.	Thermal system insulation associated with ductwork throughout the home is asbestos-containing.

Photo 3: Main Floor Entranceway – Flooring	Photo 4: Exterior Plaster
	
Mastic associated with flooring in the main floor entranceway is asbestos-containing.	Exterior plaster (pink) is asbestos-containing.

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ATTACHMENT

Laboratory Results

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emcscientific
INCORPORATED

Laboratory Analysis Report

To:

Matthew Magnus
Icon Global Inc.
200-120 East Beaver Creek Road
Richmond Hill, ON
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EMC LAB REPORT NUMBER: A113097
Job/Project Name: 95 Melrose Avenue
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Dec 18/24 **Date Analyzed:** Dec 19/24
Analysts: Arth Parikh & Rahul Patel
Reviewed By: Chengming Li

Job No:
Number of Samples: 30
Date Reported: Dec 20/24

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A01-01	A113097-1	Flat plaster – main/ second floor	2 Phases: a) Off white, plaster b) Grey, plaster	 **ND** **Chrysotile**	 **0.5**	 1	 100 98.5
A01-02	A113097-2	Flat plaster – main/ second floor	NA	**NA**			
A01-03	A113097-3	Flat plaster – main/ second floor	NA	**NA**			
A01-04	A113097-4	Flat plaster – main/ second floor	NA	**NA**			
A01-05	A113097-5	Flat plaster – main/ second floor	NA	**NA**			
A02-01	A113097-6	Drywall joint-fill compound – main floor	White, joint compound	**ND**			100
A02-02	A113097-7	Drywall joint-fill compound – main floor	2 Phases: a) White, joint compound b) Off white, joint compound	 **ND** **ND**			 100 100
A02-03	A113097-8	Drywall joint-fill compound – main floor	White, joint compound	**ND**			100
A03-01	A113097-9	Thermal system insulation	Grey, paper	**Chrysotile**	**80**	10	10
A04-01	A113097-10	Vinyl floor tile – kitchen	2 Phases: a) Beige, vinyl floor tile b) Black, mastic	 **ND** **Chrysotile**	 **<0.5**	 1	 100 99
A04-02	A113097-11	Vinyl floor tile – kitchen	2 Phases: a) Beige, vinyl floor tile b) Black, mastic	 **ND** **ND**		 1	 100 99

EMC LAB REPORT NUMBER: A113097
Client's Job/Project Name/No.:
Analysts: Arth Parikh / Rahul Patel

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
A04-03	A113097-12	Vinyl floor tile – kitchen	2 Phases: a) Beige, vinyl floor tile b) Black, mastic	 **ND** **ND**		 1	 100 99
A05-01	A113097-13	Vinyl floor tile – rear addition bathroom	2 Phases: a) Off white, vinyl floor tile b) Yellow, mastic	 **ND** **ND**		 1	 100 99
A05-02	A113097-14	Vinyl floor tile – rear addition bathroom	2 Phases: a) Off white, vinyl floor tile b) Yellow, mastic	 **ND** **ND**		 1	 100 99
A05-03	A113097-15	Vinyl floor tile – rear addition bathroom	2 Phases: a) Off white, vinyl floor tile b) Yellow, mastic	 **ND** **ND**		 1	 100 99
A06-01	A113097-16	2x4 drop-in ceiling tile – main floor	Grey, ceiling tile	**ND**		75	25
A06-02	A113097-17	2x4 drop-in ceiling tile – main floor	Grey, ceiling tile	**ND**		75	25
A06-03	A113097-18	2x4 drop-in ceiling tile – main floor	Grey, ceiling tile	**ND**		75	25
A07-01	A113097-19	Vinyl sheet floor backing material - kitchen	Brown and black, paper	**ND**		80	20
A07-02	A113097-20	Vinyl sheet floor backing material - kitchen	Brown and black, paper	**ND**		80	20
A07-03	A113097-21	Vinyl sheet floor backing material - kitchen	Brown and black, paper	**ND**		80	20
A08-01	A113097-22	Vinyl floor tile – main floor entranceway	2 Phases: a) Blue, vinyl floor tile	 **ND**			 100

EMC LAB REPORT NUMBER: A113097
Client's Job/Project Name/No.:
Analysts: Arth Parikh / Rahul Patel

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
			b) Brown, mastic	**Chrysotile**	**0.5**	1	98.5
A08-02	A113097-23	Vinyl floor tile – main floor entranceway	2 Phases: a) Blue, vinyl floor tile b) NA	 **ND** **NA**			100
A08-03	A113097-24	Vinyl floor tile – main floor entranceway	2 Phases: a) Blue, vinyl floor tile b) NA	 **ND** **NA**			100
A09-01	A113097-25	Vinyl sheet flooring – main floor entranceway	2 Phases: a) Red, vinyl flooring b) Green, vinyl backing	 **ND** **ND**		5 60	95 40
A09-02	A113097-26	Vinyl sheet flooring – main floor entranceway	2 Phases: a) Red, vinyl flooring b) Green, vinyl backing	 **ND** **ND**		5 60	95 40
A09-03	A113097-27	Vinyl sheet flooring – main floor entranceway	3 Phases: a) Red, vinyl flooring b) Green, vinyl backing c) Brown, mastic	 **ND** **ND** **Chrysotile**	 **0.5**	5 60 1	95 40 98.5
A10-01	A113097-28	Textured plaster – exterior	2 Phases: a) Beige, textured plaster b) Grey, plaster	 **Chrysotile** **Chrysotile**	 **1** **1**		99 99
A10-02	A113097-29	Textured plaster – exterior	NA	**NA**			
A10-03	A113097-30	Textured plaster – exterior	NA	**NA**			

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.

EMC LAB REPORT NUMBER: A113097
Client's Job/Project Name/No.:
Analysts: Arth Parikh / Rahul Patel

2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.
5. Vinyl floor tiles may contain very fine asbestos fibres which the PLM method cannot detect. TEM analysis may be necessary to confirm the absence of asbestos.

CADUCEON ENVIRONMENTAL LABORATORIES
Client committed. Quality assured. Proudly Canadian.

CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: -

REPORT No: 24-038960 - Rev. 0

Report To:
EMC Scientific Inc.
5800 Ambler Dr. #100
Mississauga, ON L4W 4J4

CADUCEON Environmental Laboratories
2378 Holly Lane
Ottawa, ON K1V 7P1

Attention: Alister Haddad

DATE RECEIVED: 2024-Dec-19
DATE REPORTED: 2024-Dec-20
SAMPLE MATRIX: Paint Chips

CUSTOMER PROJECT: 95 Melrose Avenue
P.O. NUMBER: IGENV-50314

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
ICP/OES (Solid)	4	OTTAWA	APRUDYVUS	2024-Dec-20	D-ICP-02	EPA 6010

R.L. = Reporting Limit
NC = Not Calculated
Test methods may be modified from specified reference method unless indicated by an *

Parameter			Lead
		Units	ppm
		R.L.	5
Client I.D.	Sample I.D.	Date Collected	-
LP-01 White - plaster (MF)	24-038960-1	2024-Dec-17	1770
LP-02 Green - drywall (MF)	24-038960-2	2024-Dec-17	<5
LP-03 Grey - plaster (2F)	24-038960-3	2024-Dec-17	30
LP-04 Blue - plaster (MF)	24-038960-4	2024-Dec-17	18

Michelle Dubien
Data Specialist

ATTACHMENT

Sampling Floor Plan

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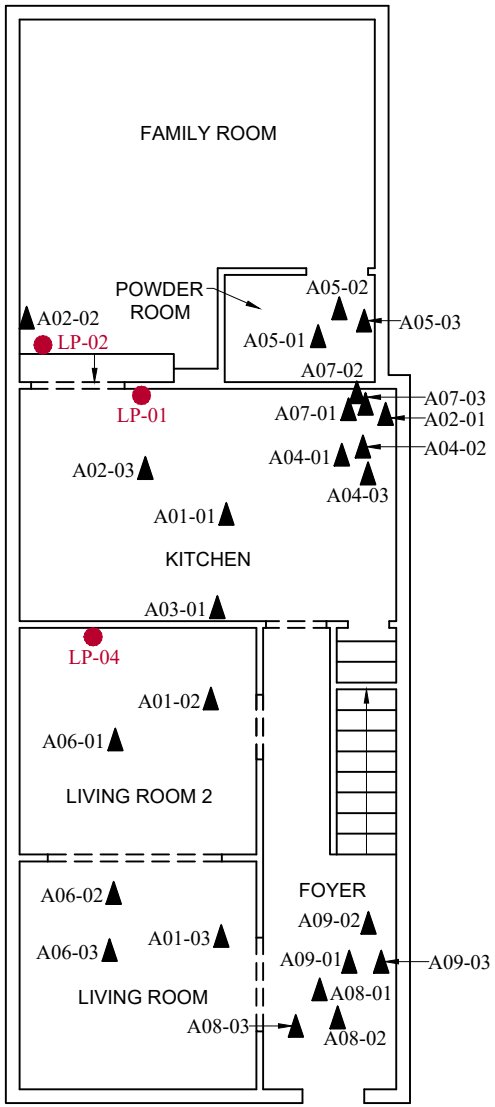


MAIN FLOOR

LEGEND

- ASBESTOS BULK SAMPLE
- LEAD PAINT CHIP SAMPLE

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ICON GLOBAL INC REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SAMPLING PLAN

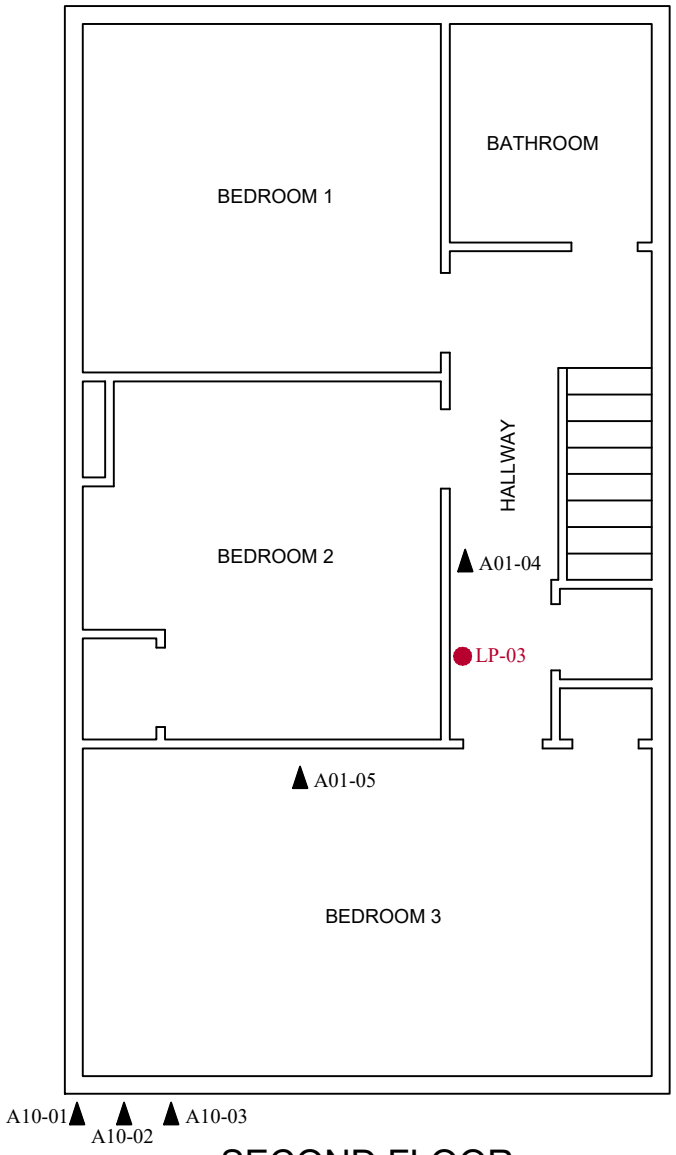
95 MELROSE AVENUE, OTTAWA, ONTARIO

Client: ALLSTATE INSURANCE COMPANY OF CANADA

Project No.:	IGENV-50314
Scale:	N.T.S.
Date:	24/12/20
Dwn. By:	CD OK IG2024120016
App'd By:	MM

Dwg. No.: 1

ICON GLOBAL INC



SECOND FLOOR

LEGEND

- ASBESTOS BULK SAMPLE
- LEAD PAINT CHIP SAMPLE

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ICON GLOBAL INC REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SAMPLING PLAN

95 MELROSE AVENUE, OTTAWA, ONTARIO

Client: ALLSTATE INSURANCE COMPANY OF CANADA

Project No.:	IGENV-50314
Scale:	N.T.S.
Date:	24/12/20
Dwn. By:	CD
App'd By:	MM

Dwg. No.: 2

IG2024120017 OK

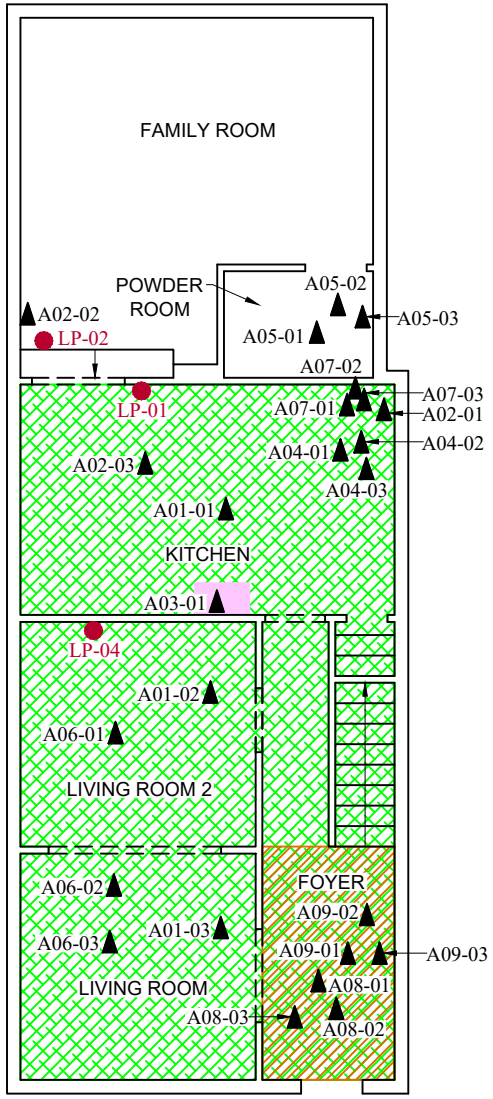
ICON GLOBAL INC

ATTACHMENT

Occurrences Floor Plan

200-120 East Beaver Creek Road
Richmond Hill, ON | L4B 4V1
info@iconglobalconsulting.com

2024



MAIN FLOOR

LEGEND

- ASBESTOS BULK SAMPLE
- LEAD PAINT CHIP SAMPLE
- ASBESTOS-CONTAINING FLAT PLASTER
- ASBESTOS-CONTAINING THERMAL SYSTEM INSULATION
- ASBESTOS-CONTAINING MASTIC-FLOOR

NOTES: **1. WHITE-PAINT CONTAINS LEAD.**
2. THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ICON GLOBAL INC REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SAMPLING PLAN

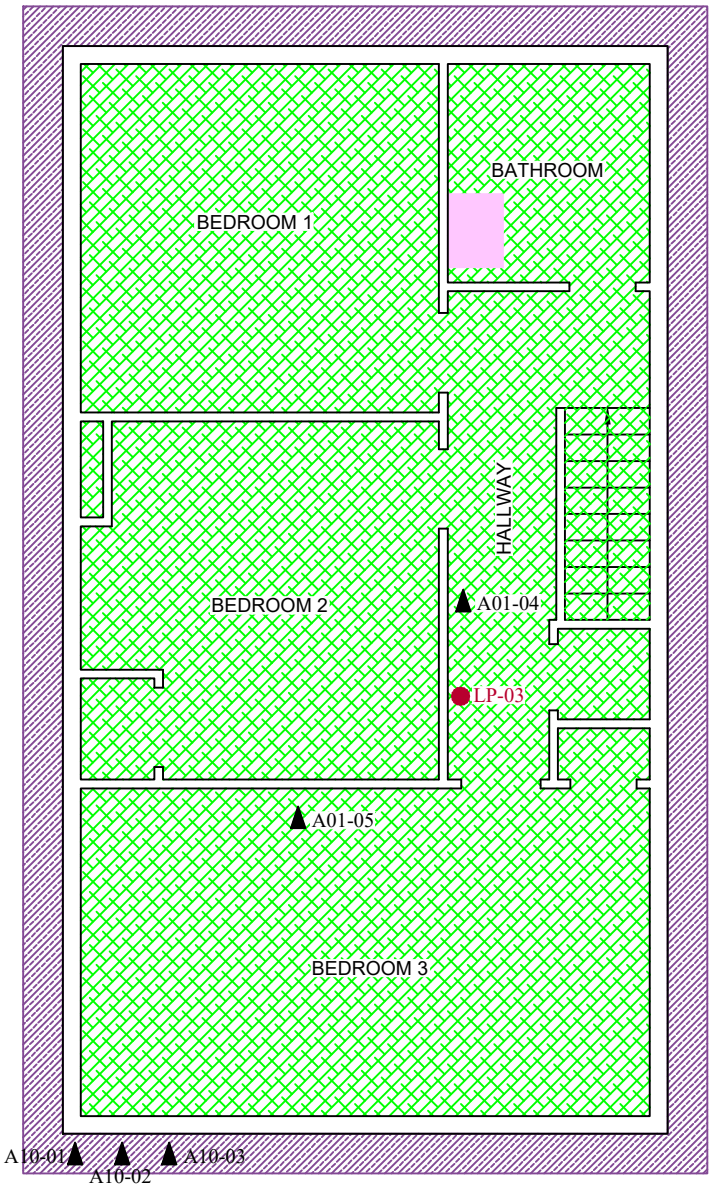
95 MELROSE AVENUE, OTTAWA, ONTARIO

Client: ALLSTATE INSURANCE COMPANY OF CANADA

Project No.:	IGENV-50314
Scale:	N.T.S.
Date:	24/12/21
Dwn. By:	CD IG2024120018 OK/CS
App'd By:	MM

Dwg. No.: 1

ICON GLOBAL INC



SECOND FLOOR

LEGEND

- ASBESTOS BULK SAMPLE
- LEAD PAINT CHIP SAMPLE
- ASBESTOS-CONTAINING FLAT PLASTER
- ASBESTOS-CONTAINING TEXTURED PLASTER
- ASBESTOS-CONTAINING THERMAL SYSTEM INSULATION

NOTES: **1. WHITE-PAINT CONTAINS LEAD.**
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SAMPLING PLAN

95 MELROSE AVENUE, OTTAWA, ONTARIO

Client: ALLSTATE INSURANCE COMPANY OF CANADA

Project No.:	IGENV-50314
Scale:	N.T.S.
Date:	24/12/21
Dwn. By:	CD IG2024120019 OK/CS
App'd By:	MM

Dwg. No.: 2

ICON GLOBAL INC