

Custom Report

Building #: 5		Building Name: University Centre		Surveyor: REL, ALD, BPA		Survey Date: 2006-07-18									
Reassessment Date: 2008-08-04		Reassessment Surveyor: AJP													
Location #: 256		Location Name: Office		Floor: B		Room #: 0001D					Square ft:				
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action				Units	Sample	Hazard	Friability	
							Good		Fair						Poor
Ceiling	AT-004 - AT-004	Lay-in ceiling tiles	Surface	N/A	C	Y	85					SF	V0024	None	
Ceiling	Beam	Fibrous Fireproofing			C	N		X	[5]					[Confirmed Asbestos]	
Ceiling two	AT-001 - AT-001	Glued-on ceiling tiles	Surface	N/A	C	Y	115					SF	V0018	None	
Duct	Not Found												NINI	None	
Floor		VAT and Mastic Adhesive	Surface	N/A	A	Y	230	(7)	20	(7)		SF	V0001	Confirmed Asbestos	Non-Friable
Mechanical Equipment	Not Found												NINI	None	
Piping	Domestic Water (Hot & Cold)	Fibreglass	Straight	Canvas	C	Y							NINI	None	
Piping two	Domestic Water (Hot & Cold)	Armaflex											NINI	None	
Piping three	Drain	Not Insulated											NINI	None	
Piping four	Unidentified Pipe	Not Insulated											NINI	None	
Piping five	Domestic Water (Hot & Cold)	Not Insulated											NINI	None	
Structure	Not Accessible												NINI	None	
Wall		Drywall and MJC	Surface	N/A	A	Y	100	(7)				%	V0001	Confirmed Asbestos	Non-Friable

Note: Revised flooring condition (PSC) 2017 /// 0001D, 0001C & 0001CA -Revised Sept 2012 (CJL) - transite removed Crack in transite (2011). In this area and the centre corridor: 9 elbows removed above ceiling, enclosure left for future maintenance (JE) 2015 - changed SFP to friable and not visible. / (MB) 2016 - No change in visible ACM condition // LEAD - Painted building materials were examined using a Niton X-Ray Fluorescence (XRF) analyzer. This method reports lead content in units of milligrams per square centimetre (mg/cm2) of the examined surface area and there is no direct correlation between these XRF measurement units and other measurement units such as mass percent. This method has been shown to detect lead concentrations at or above the CHPA definition of 0.009% lead. XRF results are reported as either positive or negative for lead content. The following lead containing materials were identified in the subject area: White gypsum board (GB); White metal trim; and White wood trim. /// MERCURY - A visual examination of the subject area was conducted for potential mercury containing equipment such as thermostats, switches, and fluorescent light tubes. The following mercury containing equipment was observed in the subject area: Fluorescent Light Tubes.



Legend:

Action			Access		Condition		Sample Number		
(1)	Clean Up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3)	ACM removal	(4)	Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair	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	V0000	Known non-asbestos material
(7)	Management program and surveillance			D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
								V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual								Note: Presumed various materials identified in the report are ACM if not sampled.	

Units

SF - Square feet

LF - Linear feet

EA - Each

% - Percentage