

PCC 122

DATE: 16 July 2019
TO: PCC 122 Homeowners
FROM: The Board of Directors
SUBJECT: Asbestos Test Report

***NEWS
RELEASE***

#1-2019

Dear Homeowners:

Under the regulations of Health and Safety of our community your Board of Directors has taken the initiative to investigate the status of asbestos as it pertains to our living quarters.

Our complex was built during the era when asbestos was contained in some building products. An agent was contacted and two samples were collected from original build material in one of our units. A qualified lab, EMSL Canada Inc., then performed the required tests. These two samples of stucco and drywall compound are the only items of concern for regulation testing purposes according to the agent and the results are:

Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

Stucco – Ceiling Texture: Asbestos, None Detected

Drywall Compound: Asbestos, 1% Chrysotile

The following explanation was provided by the agent:

Drywall Compound is the “mud” applied over the tape and nail holes to prepare the drywall for painting. These results are not alarming and cause absolutely no risk if not disturbed. 1% is low on the scale. Should a whole wall of drywall be torn down into pieces and removed, it is recommended to close off the room and spray the compound with water in advance of removal to keep particles in the compound from becoming airborne. If removing wallpaper down to the drywall also spray the compound (mud) with water and keep it wet.

There is no need for remediation. Contractors/workers with the potential to come in contact with the compound are to be advised of the location and the low degree of risk. Protective breathing masks can be used as required. If any unit has original floor tile (none was tested) it is recommended to moisten the tile and lift the tile from underneath one by one. Do not grind the tiles.

Should you have any questions please contact the Management Office.

Best regards,

The Board of Directors