



Corporation of the Municipality of Calvin Council Resolution

Date: April 15, 2026

Englobe – Asbestos Management Program, PSAB 3280 Compliance Framework Results

Resolution Number: 2026-130

Moved By: Councillor Grant

Seconded By: Councillor Manson

NOW THEREFORE BE IT RESOLVED THAT Council received and accepts the Asbestos Management Program report as presented by Englobe

Results: Passed

CERTIFIED to be a true copy of
Resolution No. 2026-130 passed by the Council of
The Corporation of the Municipality of Calvin
on the 14th day of April, 2026.

Trish Araujo
Deputy Clerk



April 7, 2026

Corporation of the Municipality of Calvin

1355 Peddlers Drive
Mattawa, ON P0H 1V0

Attention: Donna Maitland, CAO/Clerk/Treasurer
Email: CAO@calvintownship.ca

Subject: **Asbestos Management Program and PSAB Compliance Framework**
RFP No. CAL - ASB - 2025 - Asbestos Management Plan
Municipality of Calvin - 1355 Peddlers Drive. Mattawa, Ontario
Englobe Project No: 02512850.000

1 Introduction

Englobe Corp. (Englobe) was retained by the Corporation of the Municipality of Calvin (the Client) to complete the development and implementation of a comprehensive Asbestos Management Plan and Asset Retirement Obligation (ARO) Financial Framework for the Municipality of Calvin. The ARO will be provided in a separate document.

The asbestos evaluation was completed in accordance with O.Reg 278/05 Designated Substance under the Ontario Occupational Health and Safety Act (R.S.O, 1990, Chapter 0.1) at the following requested buildings:

- Fire Hall;
- Sand Dome;
- Public Works Garage;
- Municipal Office Complex / Recreation Hall; and
- Equipment/Recreation Storage Building.

Englobe completed a visual evaluation of building materials in each building mentioned above for the presence of asbestos containing materials on February 5th, 2026. As part of the survey, select materials were sampled and submitted for laboratory analysis.

2 Scope of Work

The survey implemented by Englobe was completed in accordance with Section 30 of the *Ontario Occupational Health and Safety Act, (R.S.O. 1990, Chapter 0.1)*,

- A review of historical documents pertaining to each building within the project area, provided by the client.
- Complete a full room by room asbestos visual evaluation, including bulk sampling.
- Asbestos bulk samples will be submitted to a National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory for analysis using a combination of dispersion staining and polarized light microscopy (PLM). This analytical method is in accordance with O. Reg. 278/05 and follows the U.S. EPA 600R-93/116 Method for the Detection of Asbestos in Bulk Building Material.

- Confirmed asbestos containing building materials to be presented as a database.
- Development of asbestos management program.
- Cost estimates for ARO.
- Provide asbestos awareness training.
- An asbestos-containing Material Survey Report including remedial measures presented in PDF form.

3 Background Document Review

Prior to the commencement of field work, Englobe personnel reviewed the following drawings and sketches provided by the client;

- 2008 Drawing *entitled Calvin Township 24m B.S.S Storage Dome EAU Claire, Ontario, Elevation and General Notes*. Prepared by Bulk Store Structures Inc. Dated April 2008. Provided by the client on January 28, 2026.
- Municipality on Calvin Public Works overview Sketch, Provided by the client on January 28, 2026.
- Recreational Chage Room Building Sketch, Provided by the client on January 28, 2026.
- Fire Department Floor Plan, Provided by the client on January 28, 2026.
- Municipal Hall/Office Floor Plan, Dated 2005. Provided by the client on January 28, 2026.

4 Site Assessment

The purpose of the survey program was to identify asbestos-containing building materials within each room of each building and to provide an inventory of materials containing asbestos.

The survey was non-destructive. Englobe did not complete destructive or instructive openings as part of the survey. The survey was limited to the Fire Hall, Public Works Garage, Recreational Garage, Sand Dome, and Municipal Office Complex. No additional rooms or building areas were included as part of the assessment.

Site photographs are included in Appendix A. Laboratory certificates of analysis is included in Appendix B. A Statement of Limitations regarding this survey is included in Appendix C.

4.1 Asbestos Sampling Methodology

The methodology employed for Asbestos-Containing Materials (ACMs) included identifying the presence of ACMs via the collection and analysis of suspect bulk material samples.

In Ontario, a material is defined as an Asbestos-Containing Material (ACM) if the material has a minimum asbestos content of 0.5 percent (%) by dry weight, as per O. Reg. 278/05 *Asbestos on Construction Projects and in Buildings and Repair Operations* enabled under the Occupational Health and Safety Act (R.S.O. 1990, Chapter 0.1), as amended. ACMs can be divided into two categories: friable and non-friable materials. A friable ACM is a material that can be crumbled, powdered, or pulverized by hand pressure and can readily release fibres when disturbed. Common applications of friable ACMs are sprayed or trowelled surfacing materials (e.g., sprayed fireproofing and textured coatings) as well as mechanical and thermal insulation. Non-friable materials are materials that will generally release fibres only when cut or shaped. Common non-friable ACMs include vinyl floor products, asbestos textile products and asbestos cement products (Transite). Some of these products may become friable with time or when disturbed.

The bulk samples collected during this site survey were submitted to EMSL Canada Inc. (EMSL) to be analyzed using Polarized Light Microscopy (PLM). This analytical method complies with the United States Environmental Protection Agency (U.S. EPA) Method 600/R-93/116 dated July 1993. EMSL is certified under the National Voluntary Laboratory Accreditation Program (NVLAP) (NVLAP No.: 102104-0) to perform asbestos bulk sample analysis. The laboratory followed a "positive stop" analysis methodology and stopped analyzing a sample set if any one of the samples in a sample series was determined to contain asbestos. Therefore, additional samples collected in order to satisfy the requirements of O. Reg. 278/05, as amended, were not analyzed if the initial sample was identified as asbestos containing.

5 Findings

The following sections outline the findings of all accessible building materials that were assessed within the buildings.

Limited access above ceilings within the Public Works Garage, Fire Hall, and Sand Dome buildings were observed and were not accessible due to height restrictions (higher than 6-foot ladder).

5.1 Asbestos-Containing Materials

Bulk samples of suspected ACM were collected and submitted for asbestos content analysis. Sample descriptions and analytical results are summarized in Table 1 below:

Table 1: Summary of Asbestos Content in Bulk Samples

Sample ID	Sample Location	Sample Description	Asbestos Content
Fire Hall			
01A	Engine 1 - Wall	Drywall Joint Compound	None Detected
01B	Meeting Room - Wall		
01C	Office - Wall		
01D	Kitchen - Wall		
01E	Washroom - Wall		
01F	Hose Hanger - Ceiling		
01G	Rescue 1 - Ceiling		
Public Works Garage			
02A	Office Floor - Municipal Garage	Biege with Red Streaks 12" x 12" (30cm x 30cm) Vinyl Floor Tile	2% Chrysotile
02B			Positive Stop (Not Analyzed)
02C			
Sand Dome			
03A	Interior - Wall	Brown and Black Tar	None Detected
03B			
03C			
04A	Exterior - Door	Grey Caulking	None Detected
04B			
04C			

Equipment/ Recreation Storage Building			
05A	Change Room - Wall	Grey Block Mortar	None Detected
05B	Washroom 1 - Wall		
05C	Washroom 2 - Wall		
05D	Outdoor Equipment Storage - Wall		
05E	Equipment Storage Garage - Wall		
Municipal Office Complex / Recreation Hall			
06A	Kitchen - Ceiling	Deep Fissure of Pinhole 2' x 4' Lay-In Ceiling Tile	None Detected
06B	Existing Hall - Ceiling		
06C	Existing Bar - Ceiling		
07A	Kitchen - Floor	White with Grey Specs 12" x 12" (30cm x 30cm) Vinyl Floor Tile	None Detected
07B	Existing Hall - Floor		
07C	Existing Bar - Floor		
08A	Kitchen - Wall	Drywall Joint Compound	None Detected
08B	Existing Hall - Wall		
08C	Washroom - Wall		
08D	Furnace Room - Wall		
08E	Water Room - Wall		
08F	Men's Washroom - Wall		
08G	Janitor Room - Wall		
09A	Existing Hall - Floor	Biege with Black Specs 12" x 12" (30cm x 30cm) Vinyl Floor Tile/ Black Mastic	2% Chrysotile/ None Detected
09B	Men's Washroom - Floor		Positive Stop (Not Analyzed)/ None Detected
09C	Hallway - Floor		
10A	Kitchen - Ceiling	Deep Fissure Pinhole 2' x 4' Lay-In Ceiling Tile	None Detected
10B	Existing Bar - Ceiling		
10C	New Office - Ceiling		
11A	Water Room - Ceiling	Textured Compound	None Detected
11B	Hallway - Ceiling		
11C	Office 1 - Ceiling		
12A	Hallway - Floor	Grey with Grey Streaks 12" x 12" (30 cm x 30cm) Vinyl Floor Tile/ Black Mastic	None Detected/ None Detected
12B			
12C			

Municipal Office Complex / Recreation Hall (Cont')			
13A	New Office - Wall	Grey Block Mortar	None Detected
13B			
13C			
14A	Furnace Room	Pipe Wrap Insulation	None Detected
14B			
14C			

Notes: **Bold** items exceed the 0.5% regulated concentration of asbestos, as per O. Reg. 278/05, as amended.

Based on current bulk sampling and subsequent laboratory analysis, the following asbestos-containing materials are asbestos-containing:

Public Works Garage

- Non-friable 12"x12" (30cm x 30cm) beige with red streaks vinyl floor tiles contain 2% Chrysotile asbestos (Englobe Sample ID: 02A-C). These tiles were observed in the following locations in the project area:
 - Approximately 5.5 m² observed in good condition within the office area.
 - Approximately 0.5 m² observed in fair condition below the table in office area.

Municipal Office Complex / Recreation Hall

- Non-friable 12"x12" (30cm x 30cm) beige with black specs vinyl floor tiles contain 2% Chrysotile asbestos (Englobe Sample ID: 09A-C). These tiles were observed in the following locations:
 - Approximately 100 m² observed in good condition located in the existing Hall.
 - Approximately 6 m² observed in good condition located in the Men's Washroom.
 - Approximately 6 m² observed in good condition located in the Women's Washroom.
 - Approximately 7 m² assumed to be concealed under vinyl plank flooring in the Janitors Room.
 - Approximately 4 m² observed in good condition located in hallway.
 - Approximately 10 m² assumed to be concealed under carpet in the New Office.
 - Approximately 9.5 m² assumed to be concealed under carpet in the Existing Office 1.
 - Approximately 13 m² assumed to be concealed under laminate flooring in the Existing Office 2.
 - Approximately 13 m² assumed to be concealed under carpet in the new Office/Storage Room.

Should any unidentified suspect ACMs be encountered as part of future work, these materials are to be treated as ACMs and handled accordingly, unless sampling proves otherwise. Materials that have not been analyzed but are visibly similar to other materials identified as asbestos-containing, must be considered asbestos-containing unless proven otherwise by laboratory analysis.

6 Conclusions and Recommendations

Based on the results of this asbestos survey, the following materials are confirmed to be asbestos-containing:

- Asbestos-containing beige with red streaks 12" x 12" Vinyl Floor Tile - Public Works Garage
- Asbestos-containing beige with black specs 12" x 12" Vinyl Floor Tile - Municipal Office Complex

6.1 Asbestos

The disturbance of ACMs on construction and demolition projects in the province of Ontario is governed by O.Reg 278/05, as amended. This regulation classifies all asbestos disturbances as either Low Risk (Type 1), Moderate Risk (Type 2), or High Risk (Type 3), each of which has defined precautionary measures. All asbestos materials are subject to specific handling and disposal precautions and must be removed prior to demolition or renovation operations. The MLITSD must be notified of any project involving the removal of more than a minor amount (e.g. typically one square meter) of friable asbestos material.

The following recommendations apply to the abatement of ACMs identified in the building:

- The breaking, cutting, drilling, abrading, grinding, sanding, or vibrating of non-friable ACMs (i.e. Vinyl Floor Tiles) can be conducted using Type 1 asbestos precautionary measures, provided the material is wetted to control the spread of dust or fibers, and the work is done only by means of non-powered hand-held tools. If these conditions cannot be met, then more stringent (Type 2 or Type 3) work procedures are required.

The following general recommendations apply to ACMs or suspected ACMs:

- Appropriate work procedures and precautionary measures must be used, as outlined in O.Reg. 278/05, as amended, when performing work that may disturb ACMs or suspected ACMs.
- The time weighted average exposure limit (TWAEEL) for airborne asbestos is prescribed by O.Reg. 490/09, as amended. Work procedures and personal protective equipment must be used to ensure that workers are not exposed to airborne asbestos levels that exceed this TWAEEL.
- Disposal of asbestos waste is controlled by Reg 347, as amended. This regulation requires that asbestos waste be sealed in double containers resistant to punctures and tears and appropriately labelled. The waste must be disposed at a licensed waste disposal site. Proper notification must be issued to the disposal site representative prior to the transportation of waste.

7 Closure

Englobe appreciates this opportunity to offer our services. A Statement of Limitations, which forms an integral part of this report, is included in Appendix C. Should you or your colleagues have any questions regarding this report or require additional information, please do not hesitate to contact the undersigned at your convenience.

Sincerely,

Englobe Corp.



Maryann Neufeld
Project Manager, Hygiene, Health, and Safety
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Micheline Gervais, C.E.T.
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APPENDICES

Appendix A	Site Photographs
Appendix B	Asbestos Containing Materials Inventory
Appendix C	Analytical Laboratory Results
Appendix D	Statement of Limitations

Appendix A Site Photographs

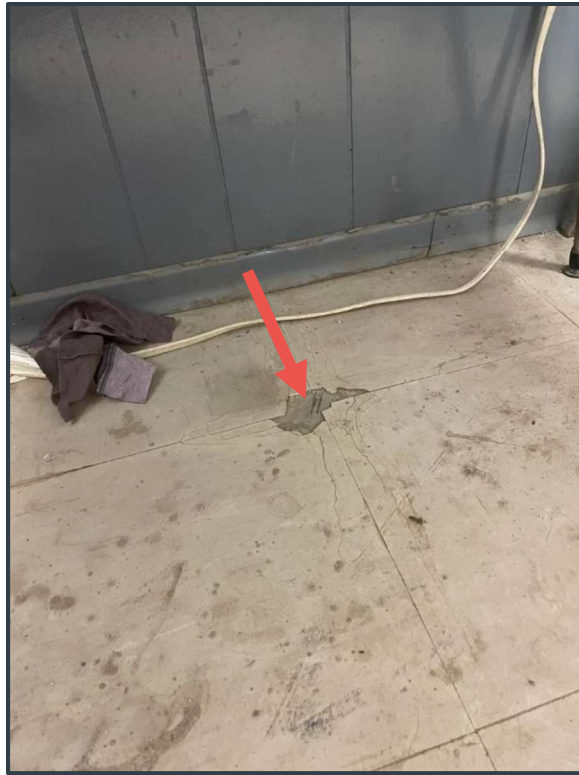




Photograph 1: Public Works Garage



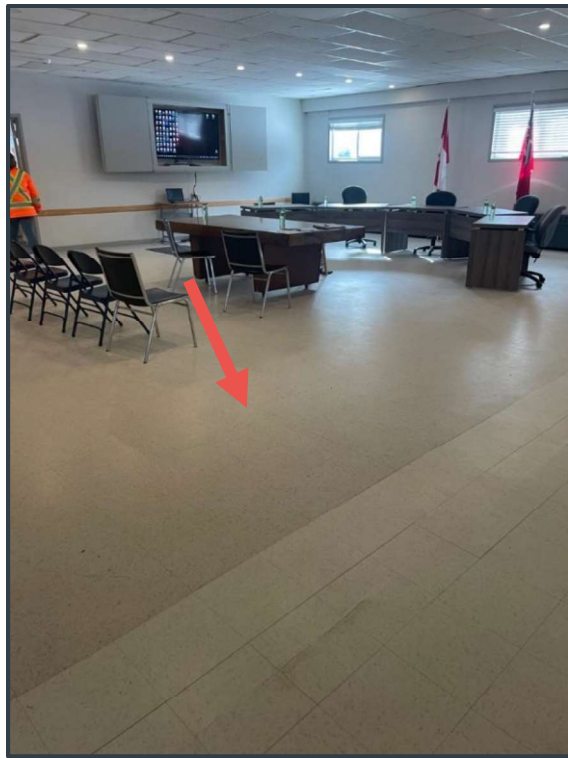
Photograph 2: Asbestos-containing 12" x 12" (30cm x 30cm) beige with red streaks vinyl floor tiles in the Public Works Garage Office (Englobe Sample ID: 02A-C)



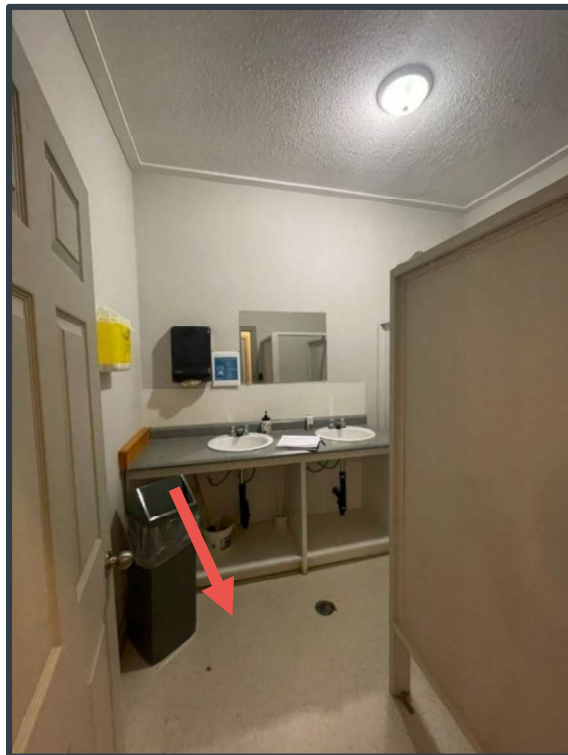
Photograph 3: Fair condition asbestos-containing 12" x 12" (30cm x 30cm) beige with red streaks vinyl floor tiles in the Public Works Garage Office (Englobe Sample ID: 02A-C)



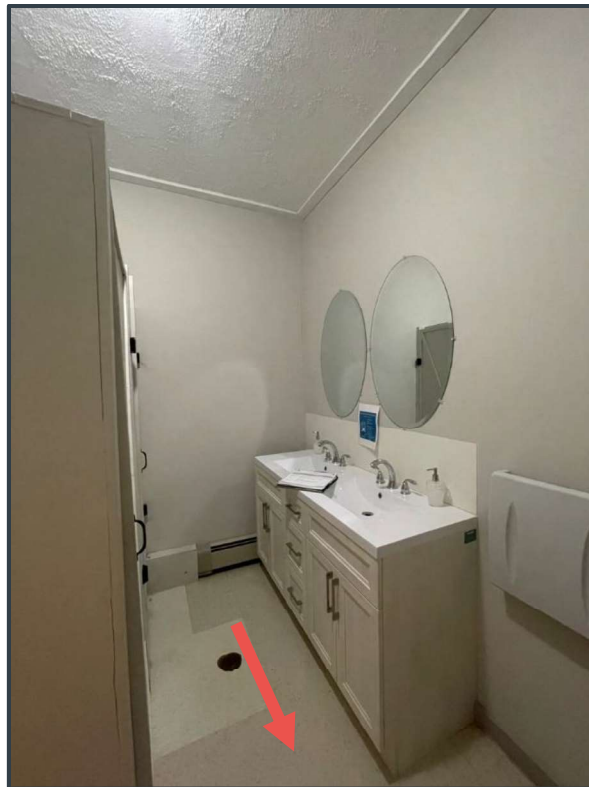
Photograph 4: Fair Condition asbestos-containing 12" x 12" (30cm x 30cm) beige with red streaks vinyl floor tiles in the Public Works Garage Office (Englobe Sample ID: 02A-C).



Photograph 5: Asbestos-containing 12" x 12" (30cm x 30cm) beige with black specs vinyl floor tiles in the Municipal Complex Existing Hall (Englobe Sample ID: 09A-C)



Photograph 6: Asbestos-containing 12" x 12" (30cm x 30cm) beige with black specs vinyl floor tiles in the Municipal Complex Men's Washroom (Englobe Sample ID: 09A-C)



Photograph 7: Asbestos-containing 12" x 12" (30cm x 30cm) beige with black specs vinyl floor tiles in the Municipal Complex Women's Washroom (Englobe Sample ID: 09A-C)



Photograph 8: Asbestos-containing 12" x 12" (30cm x 30cm) beige with black specs vinyl floor tiles in the Municipal Complex Hallway (Englobe Sample ID: 09A-C)

Appendix B Asbestos Containing Materials Inventory



Municipality of Calvin
 Asbestos Inventory - 2026
 Englobe File No: 25012850.000

Building	Floor	Room	System	Material Description / Equipment Type	Condition	Total	Units	Friability	Asbestos Type	% ACM Present	Sample Reference Number	Accessibility	Date of Survey
Public Works Garage	Floor 1	Office	Floor	Beige with Red Streaks 12" x 12" Vinyl Floor Tile	Good	5.5	square meters	Non-Friable	Chrysotile	2%	02A-C	A - Accessible	02/05/2026
Public Works Garage	Floor 1	Office	Floor	Beige with Red Streaks 12" x 12" Vinyl Floor Tile	Fair	<1	square meters	Non-Friable	Chrysotile	2%	02A-C	A - Accessible	02/05/2026
Municipal Office Complex	Floor 1	Existing Hall	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Good	100	square meters	Non-Friable	Chrysotile	2%	09A-C	A - Accessible	02/05/2026
Municipal Office Complex	Floor 1	Mens Washroom	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Good	6	square meters	Non-Friable	Chrysotile	2%	09A-C	A - Accessible	02/05/2026
Municipal Office Complex	Floor 1	Womens Washroom	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Good	6	square meters	Non-Friable	Chrysotile	2%	09A-C	A - Accessible	02/05/2026
Municipal Office Complex	Floor 1	Janitor Room	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Unknown	7	square meters	Non-Friable	Chrysotile	2%	09A-C	C - Concealed	02/05/2026
Municipal Office Complex	Floor 1	Hallway	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Good	4	square meters	Non-Friable	Chrysotile	2%	09A-C	A - Accessible	02/05/2026
Municipal Office Complex	Floor 1	New Office	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Unknown	10	square meters	Non-Friable	Chrysotile	2%	09A-C	C - Concealed Under Carpet	02/05/2026
Municipal Office Complex	Floor 1	Existing Office 1	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Unknown	9.5	square meters	Non-Friable	Chrysotile	2%	09A-C	C - Concealed Under Carpet	02/05/2026
Municipal Office Complex	Floor 1	Existing Office 2	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Unknown	13	square meters	Non-Friable	Chrysotile	2%	09A-C	C - Concealed Under Laminate	02/05/2026
Municipal Office Complex	Floor 1	New Office/Storage Room	Floor	Beige with Black Specs 12" x 12" Vinyl Floor Tile	Unknown	13	square meters	Non-Friable	Chrysotile	2%	09A-C	C - Concealed Under Carpet	02/05/2026

Appendix C Analytical Laboratory Results





EMSL Canada Inc.

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EMSL Canada Order 552602491
Customer ID: 55DST52
Customer PO: PO96442
Project ID:

Attn: Christi Perron
Englobe Corp
885 Regent Street
Unit 2-1B
Sudbury, ON P3E 5M4
Proj: 02512850
Phone: (705) 523-6680
Fax: (705) 523-6690
Collected: 2/ 5/2026
Received: 2/09/2026
Analyzed: 2/16/2026

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 01A **Lab Sample ID:** 552602491-0001
Sample Description: Engine 1- Wall/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 01B **Lab Sample ID:** 552602491-0002
Sample Description: Meeting Room - Wall/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 01C **Lab Sample ID:** 552602491-0003
Sample Description: Office - Wall/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 01D **Lab Sample ID:** 552602491-0004
Sample Description: Kitchen - Wall/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 01E **Lab Sample ID:** 552602491-0005
Sample Description: Washroom - Wall/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 01F **Lab Sample ID:** 552602491-0006
Sample Description: Hose Hanger - Ceiling/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 01G **Lab Sample ID:** 552602491-0007
Sample Description: Rescue 1/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	



EMSL Canada Inc.

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EMSL Canada Order 552602491
Customer ID: 55DST52
Customer PO: PO96442
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 02A **Lab Sample ID:** 552602491-0008

Sample Description: Firehall Office - Floor/ Beige with Red 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan	0.0%	98.0%	2% Chrysotile	

Client Sample ID: 02B **Lab Sample ID:** 552602491-0009

Sample Description: Firehall Office - Floor/ Beige with Red 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026					Positive Stop (Not Analyzed)

Client Sample ID: 02C **Lab Sample ID:** 552602491-0010

Sample Description: Firehall Office - Floor/ Beige with Red 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026					Positive Stop (Not Analyzed)

Client Sample ID: 03A **Lab Sample ID:** 552602491-0011

Sample Description: Dome - Wall/ Tar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Red/Black	<1%	100.0%	None Detected	

Client Sample ID: 03B **Lab Sample ID:** 552602491-0012

Sample Description: Dome - Wall/ Tar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Brown/Black	<1%	100.0%	None Detected	

Client Sample ID: 03C **Lab Sample ID:** 552602491-0013

Sample Description: Dome - Wall/ Tar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Brown/Black	<1%	100.0%	None Detected	

Client Sample ID: 04A **Lab Sample ID:** 552602491-0014

Sample Description: Dome - Door/ Caulking

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan	0.0%	100.0%	None Detected	

Client Sample ID: 04B **Lab Sample ID:** 552602491-0015

Sample Description: Dome - Door/ Caulking

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	



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EMSL Canada Order 552602491
Customer ID: 55DST52
Customer PO: PO96442
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 04C **Lab Sample ID:** 552602491-0016

Sample Description: Dome - Door/ Caulking

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 05A **Lab Sample ID:** 552602491-0017

Sample Description: Change Room/ Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 05B **Lab Sample ID:** 552602491-0018

Sample Description: Washroom 1/ Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray/White	0.0%	100.0%	None Detected	

Client Sample ID: 05C **Lab Sample ID:** 552602491-0019

Sample Description: Washroom 2/ Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 05D **Lab Sample ID:** 552602491-0020

Sample Description: Outdoor Equipment Storage/ Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 05E **Lab Sample ID:** 552602491-0021

Sample Description: Equipment Storage Garage/ Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 06A **Lab Sample ID:** 552602491-0022

Sample Description: Kitchen/ Deep Fissure lots of Pinholes 2x4 Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan/White	60.0%	40.0%	None Detected	

Client Sample ID: 06B **Lab Sample ID:** 552602491-0023

Sample Description: Existing Hall/ Deep Fissure lots of Pinholes 2x4 Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan/White	55.0%	45.0%	None Detected	



EMSL Canada Inc.

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EMSL Canada Order 552602491
Customer ID: 55DST52
Customer PO: PO96442
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 06C **Lab Sample ID:** 552602491-0024

Sample Description: Existing Bar/ Deep Fissure lots of Pinholes 2x4 Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan/White	55.0%	45.0%	None Detected	

Client Sample ID: 07A **Lab Sample ID:** 552602491-0025

Sample Description: Kitchen/ White with Grey Specs 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray/White	0.0%	100.0%	None Detected	

Client Sample ID: 07B **Lab Sample ID:** 552602491-0026

Sample Description: Existing Hall/ White with Grey Specs 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 07C **Lab Sample ID:** 552602491-0027

Sample Description: Existing Hall/ White with Grey Specs 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 08A **Lab Sample ID:** 552602491-0028

Sample Description: Kitchen/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	No drywall present.

Client Sample ID: 08B **Lab Sample ID:** 552602491-0029

Sample Description: Existing Hall/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 08C **Lab Sample ID:** 552602491-0030

Sample Description: Washroom/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 08D **Lab Sample ID:** 552602491-0031

Sample Description: Furnace Room/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan/White	0.0%	100.0%	None Detected	



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EMSL Canada Order 552602491
Customer ID: 55DST52
Customer PO: PO96442
Project ID:

Summary Test Report for Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05

Client Sample ID: 08E **Lab Sample ID:** 552602491-0032

Sample Description: Water Room/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 08F **Lab Sample ID:** 552602491-0033

Sample Description: Mens hroom/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 08G **Lab Sample ID:** 552602491-0034

Sample Description: Janitor Room/ Drywall Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 09A-Floor Tile **Lab Sample ID:** 552602491-0035

Sample Description: Existing Hall/ Beige with Black Spots 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	98.0%	2% Chrysotile	

Client Sample ID: 09A-Mastic **Lab Sample ID:** 552602491-0035A

Sample Description: Existing Hall/ Beige with Black Spots 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Black	<1%	100.0%	None Detected	

Client Sample ID: 09B-Floor Tile **Lab Sample ID:** 552602491-0036

Sample Description: Mens Washroom/ Beige with Black Spots 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026					Positive Stop (Not Analyzed)

Client Sample ID: 09B-Mastic **Lab Sample ID:** 552602491-0036A

Sample Description: Mens Washroom/ Beige with Black Spots 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Black	<1%	100.0%	None Detected	

Client Sample ID: 09C-Floor Tile **Lab Sample ID:** 552602491-0037

Sample Description: Hallway/ Beige with Black Spots 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026					Positive Stop (Not Analyzed)



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Client Sample ID: 09C-Mastic **Lab Sample ID:** 552602491-0037A

Sample Description: Hallway/ Beige with Black Spots 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Black	<1%	100.0%	None Detected	

Client Sample ID: 10A **Lab Sample ID:** 552602491-0038

Sample Description: Kitchen/ Deep Fissure Pinhole 2x4 Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan	55.0%	45.0%	None Detected	

Client Sample ID: 10B **Lab Sample ID:** 552602491-0039

Sample Description: Existing Bar/ Deep Fissure Pinhole 2x4 Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan	60.0%	40.0%	None Detected	

Client Sample ID: 10C **Lab Sample ID:** 552602491-0040

Sample Description: New Office/ Deep Fissure Pinhole 2x4 Ceiling Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan	60.0%	40.0%	None Detected	

Client Sample ID: 11A **Lab Sample ID:** 552602491-0041

Sample Description: Water Room/ Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 11B **Lab Sample ID:** 552602491-0042

Sample Description: Hallway/ Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 11C **Lab Sample ID:** 552602491-0043

Sample Description: Office 1/ Textured Ceiling

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	

Client Sample ID: 12A **Lab Sample ID:** 552602491-0044

Sample Description: Hallway/ Grey with Grey Streaks 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	0.0%	100.0%	None Detected	



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Client Sample ID: 12B-Floor Tile **Lab Sample ID:** 552602491-0045

Sample Description: Hallway/ Grey with Grey Streaks 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 12B-Mastic **Lab Sample ID:** 552602491-0045A

Sample Description: Hallway/ Grey with Grey Streaks 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Black	2.0%	98.0%	None Detected	

Client Sample ID: 12C-Floor Tile **Lab Sample ID:** 552602491-0046

Sample Description: Hallway/ Grey with Grey Streaks 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 12C-Mastic **Lab Sample ID:** 552602491-0046A

Sample Description: Hallway/ Grey with Grey Streaks 12"x12" Vinyl Floor Tile

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Black	2.0%	98.0%	None Detected	

Client Sample ID: 13A **Lab Sample ID:** 552602491-0047

Sample Description: New Office/ Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 13B **Lab Sample ID:** 552602491-0048

Sample Description: New Office/ Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 13C **Lab Sample ID:** 552602491-0049

Sample Description: New Office/ Block Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 14A **Lab Sample ID:** 552602491-0050

Sample Description: Furnace Room/ Pipe Wrap

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan/White	95.0%	5.0%	None Detected	



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Client Sample ID: 14B

Lab Sample ID: 552602491-0051

Sample Description: Furnace Room/ Pipe Wrap

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	White	90.0%	10.0%	None Detected	

Client Sample ID: 14C

Lab Sample ID: 552602491-0052

Sample Description: Furnace Room/ Pipe Wrap

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	2/16/2026	Tan/White	90.0%	10.0%	None Detected	

Analyst(s):

Cameron Evans PLM (34)
Jurnee West PLM (19)

Reviewed and approved by:

Matthew Davis or other approved signatory
or Other Approved Signatory

None Detected = <0.1%. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This is a summary report; official reports are available on LabConnect or upon request and relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 02/17/2026 15:19:07

Appendix D Statement of Limitations



Statement of Limitations

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The findings, recommendations, suggestions, or opinions expressed in this Report reflect the Company’s best professional judgment based on observations and/or information reasonably available at the time the work was performed, as appropriate for the scope, work schedule and budgetary constraints established by the Client. No other warranty or representation, expressed or implied, is included in this Report including, but not limited to, that the Report deals with all issues potentially applicable to the site and/or that the Report deals with any and all of the important features of the site, except as expressly provided in the scope of work.

This Report has been prepared for the specific site, development, building, design or building assessment objectives and/or purposes that were described to the Company by the Client. The applicability and reliability of the content of this Report, subject to the limitations provided herein, are only valid to the extent that there has been no material alteration or variation thereto, and the Company expressly disclaims any obligation to update the Report. However, the Company reserves the right to amend or supplement this Report based on additional information, documentation or evidence made available to it.

The Company makes no representation concerning the legal significance of its findings, nor as to the present or future value of the property, or its fitness for a particular purpose and hereby disclaims any responsibility

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Since the passage of time, natural occurrences, and direct or indirect human intervention may affect the views, conclusions, and recommendations (if any) provided in this Report, it is intended for immediate use.

This Statement of Limitations forms an integral part of the Report.

In preparing this Report, the Company has relied in good faith on information provided by others and has assumed that such information is factual, accurate and complete. The Company accepts no responsibility or liability for any deficiency, misstatement or inaccuracy in this Report resulting from the information provided, concealed, or not fully disclosed by those individuals.

It is recommended practice that the Company be retained during subsequent phases of the project, to confirm that the conditions throughout the site do not deviate materially from those encountered throughout the sampling program.

Any results from a third-party laboratory or other subcontractors reported herein have been carried out by others, and the Company cannot warrant their accuracy.

This Report is based on the assumption that the design features relevant to our work will be in accordance with applicable codes, standards, and guidelines of practice and constructed substantially in accordance with the Report. If there are any changes to the site development or building construction features, or there is any additional information that was not otherwise available at the time the work was performed, the Company should be retained to review the implications thereof to the contents of this Report. The design recommendations expressed in this Report are applicable only to the project described therein.

No attempt was made to dismantle, inspect, or test existing equipment other than that which is specifically noted in the report.