

6. CONCLUSIONS AND RECOMMENDATIONS

The Phase I Environmental Site Assessment (ESA) has identified the following evidence of actual contamination in connection with the property.

1. Friable material suspected to contain asbestos was observed in pipe insulation located in the basement and original plaster and lath walls. The condition of the material observed was poor with repairs/removal being required at several locations. RiskCheck recommends that a complete asbestos inventory/management plan and abatement work program be performed pursuant to O. Reg. 278.

The following evidence of potential contamination was noted.

1. Fill and/or vent piping for two suspected underground storage tanks was noted on properties to the south and southwest of the subject property. There is a potential for contaminant migration to the subject property due to their proximity to the property line. RiskCheck recommends that a Phase II ESA be conducted onsite in the vicinity of the pipes to assess the subsurface conditions. Cost for this work is estimated at \$2,500.00
2. Older vinyl floor tiles may be asbestos-containing. As the material generally appeared to be in good condition and is non-friable, this material would not pose an immediate health risk. Further inspection of inaccessible areas is recommended in the event that major renovation or demolition is to be initiated.
3. There is fluorescent lighting utilized throughout the building on the subject property. When removed from service, RiskCheck recommends that maintenance staff identify whether or not the electrical equipment contains PCBs and retain in a safe and approved manner all PCB equipment (including light ballasts) pending storage or disposal to an approved PCB waste storage facility.
4. Painted walls and ceilings may contain lead-based paint. Most painted surfaces were observed to be in satisfactory condition with the exception of the basement walls and floor joists, main floor storage walls and second floor kitchen ceiling where the paint was peeling. Lead dust may pose a health risk in these areas. Those areas exhibiting peeling paint should be tested for lead content, prior to implementing corrective measures. Further inspection of inaccessible areas is recommended in the event that major renovation or demolition is to be initiated.

5. Water penetration was noted in the main floor washrooms. Under these conditions, there is a potential for mould growth and for mould spores to become airborne and affect building occupants. RiskCheck recommends that the water-damaged areas be cleaned up. Such work should ideally be carried out after the underlying water penetration issues have been identified and rectified.

6. The kitchens do not appear to be equipped with grease traps. RiskCheck recommends that if the kitchens are to remain, that grease traps be installed to comply with the City of Toronto Sewer-Use By-Law.