



## **Hazardous Building Materials Assessment (Pre-construction)**

Burlington City Hall  
5<sup>th</sup> and 6<sup>th</sup> Floor Washrooms  
426 Brant Street, Burlington,  
Ontario

Prepared for:

**City of Burlington**  
426 Brant Street  
Burlington, Ontario, L7R 3Z6

November 16, 2023

Pinchin File: 320578.008



**Issued to:** City of Burlington  
**Issued on:** November 16, 2023  
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## EXECUTIVE SUMMARY

City of Burlington (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of the 5<sup>th</sup> and 6<sup>th</sup> Floor Washrooms at Burlington City Hall located at 426 Brant Street, Burlington, Ontario. Pinchin performed the assessment on October 31, 2023.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation. The proposed work as identified by the Client includes renovations to the 5<sup>th</sup> and 6<sup>th</sup> floor washrooms.

The results of this assessment are intended for use with a properly developed scope of work or performance specifications and safe work procedures.

## SUMMARY OF FINDINGS

The following is a summary of significant findings; refer to the body of the report for detailed findings:

### Asbestos:

- Sprayed fireproofing (not in assessed area)
- Pipe insulation
- Plaster
- Vinyl floor tiles and mastic
- Thinset

### Lead:

- Lead is present in paints and coatings.
- Batteries of emergency lights contain solid lead.
- Caulking on cast iron pipe joints (bell and spigot) contains lead.

Silica: Crystalline silica is present in concrete and other materials such as masonry, drywall, ceiling tiles and plaster.

Mercury: Mercury vapour is present in lamp tubes.

Polychlorinated Biphenyls (PCBs): Based on the date of construction, PCBs may be present in light ballasts.

Mould and Water Damage: Visible mould and water damage was not observed.



## SUMMARY OF RECOMMENDATIONS

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations.

1. Conduct further investigation of the following items, which was not completed during this assessment:
  - a. Any items listed as exclusions in this report, prior to disturbance.
2. Prepare a scope of work or specifications and safe work procedures for the hazardous materials removal required for the planned work.
3. Do not disturb suspected hazardous building materials discovered during the planned work, which have not been identified in this report and arrange for further evaluation and testing.
4. Remove and properly dispose of asbestos-containing materials prior to demolition or renovation activities.
5. Remove and properly dispose of PCB ballasts when fixtures are decommissioned. All PCB lamp ballasts must be removed from service and properly disposed of by December 31, 2025.
6. Recycle mercury-containing lamp tubes and thermostats when removed from service.
7. Follow appropriate safe work procedures when handling or disturbing asbestos, lead and silica.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*



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## 1.0 INTRODUCTION AND SCOPE

City of Burlington (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of the 5th and 6th Floor Washrooms at Burlington City Hall located at 426 Brant Street, Burlington, Ontario.

Pinchin performed the assessment on October 31, 2023. The surveyor was unaccompanied during the assessment. The assessed area was unoccupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation.

The results of this assessment are intended for use with a properly developed scope of work or performance specification.

### 1.1 Scope of Assessment

The **assessed area** is limited to the portion(s) of the building to be renovated, as described by the Client, and identified in the drawings in Appendix I.

The assessment was performed to establish the type of specified hazardous building materials, locations and approximate quantities incorporated in the structure(s) and its finishes.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls (PCBs)
- Mould

The following Designated Substances are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment:

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions
- Ethylene oxide



- Isocyanates
- Vinyl chloride monomer

## 2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment to identify the hazardous building materials as defined in the scope.

The assessment included limited demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Limited destructive testing of flooring was conducted where possible (under ceramic tiles, carpets, or multiple layers of flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted.

Limited demolition of masonry block walls (core holes) was not conducted to investigate for loose fill vermiculite insulation. Sampling of roofing materials was not conducted.

For further details on the methodology including test methods, refer to Appendix III.

## 3.0 BACKGROUND INFORMATION

### 3.1 Building Description

Description Item	Details
Use	City Hall
Number of Floors	The building is 9 storeys, plus 1 level below grade.
Total Area	The total area of the building is 92,000 square feet. The assessed area is approximately 2,000 square feet.
Year of Construction	The building was constructed in 1965.
Structure	Concrete
Exterior Cladding	Stone
HVAC	Forced air
Roof	Not assessed
Flooring	Vinyl floor tiles, carpet, ceramic tiles, and concrete
Interior Walls	Plaster
Ceilings	Acoustic ceiling tiles



### 3.2 Existing Reports

Pinchin was provided with the following report and Pinchin previously prepared the following reports, which have been reviewed as part of this assessment:

- *“ACM Report Burlington City Hall COB”, DATED August 17, 2023. Prepared by Pinchin Ltd. (File No. 306669.001).*
- *“Building Survey for the Presence of Asbestos-Containing Materials”, dated August 2010. Prepared by OHE.*
- *“REVISED Findings Letter 426 Brant Street, Burlington, Ontario”, dated June 7, 2017. Prepared by Pinchin Ltd. (File No. 204346).*
- *“Hazardous Building Materials Assessment, 426 Brant Street, Burlington, Ontario Feb 18, 2022”, dated February 18, 2022. Prepared by Pinchin Ltd. (File No. 305204).*
- *“Asbestos Bulk Samples”, collected in February 2023, Lab ID 10016431.*

### 4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous building materials identified. For details on approximate quantities, condition, friability, accessibility, and locations of hazardous building materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

#### 4.1 Asbestos

##### 4.1.1 Spray-Applied Insulation

Spray-applied fireproofing, containing asbestos, was previously identified (based on the 2010 report) on structural steel and concealed behind drywall at the perimeter bulkhead above the suspended ceiling of the 8th Floor of the building. Spray-applied fireproofing is not present in the assessed areas.

##### 4.1.2 Pipe Insulation

Parging cement, containing asbestos, is present on pipe fittings (elbows) on water system pipes in the assessed area (samples S0036A-C, photos 1 and 2).

Remaining pipes in the assessed area are either uninsulated or insulated with non-asbestos fibreglass or other non-asbestos insulation such as mineral fibre insulation.



Pipes insulated with asbestos-containing insulations may be present in inaccessible spaces such as above solid ceilings, in chases, in column enclosures and within shafts.



Photo 1



Photo 2

#### 4.1.3 Duct Insulation

Ducts are uninsulated (photo 1).

Dust within ducts and fan units was previously sampled in the building and determined to be non-asbestos. However, as per O.Reg. 278/05 (Section 12 (4) 3), cleaning and or removal of air handling equipment and ducts in a building with asbestos-containing spray-applied fireproofing is considered an asbestos operation and proper asbestos procedures are required.




Photo 1

#### 4.1.4 Mechanical Equipment Insulation

Mechanical equipment was not found.

#### 4.1.5 Acoustic Ceiling Tiles

The following is a summary of acoustic ceiling tiles sampled, for a complete list of locations, refer to Appendix V.

Description	Sample Location	Sample Number, Date Code	Asbestos	Photo
24"x48", lay-in, pinhole with fleck	Not sampled	2000's	No	

Ceiling tiles are presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles. The tiles were manufactured after asbestos stopped being used in acoustic ceiling tiles.

#### 4.1.6 Plaster

Plaster, containing asbestos in the base layer, is present on walls and ceilings (samples S0001A-C, lab ID 10016431, S0037A-C, lab ID 10036482 photos 1 and 2).



Photo 1

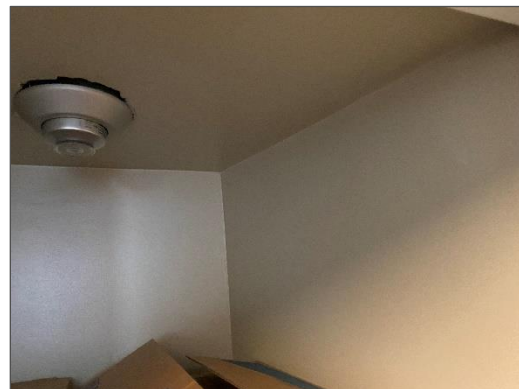



Photo 2

#### 4.1.7 Drywall Joint Compound

Drywall joint compound present on wall and ceiling finishes throughout the assessed area does not contain asbestos (previously sampled and samples S0001A-E, and S0020A-G).




#### 4.1.8 Vinyl Floor Tiles

The following is a summary of vinyl floor tiles sampled, for a complete list of locations, refer to Appendix V

Description	Sample Location (Location #)	Sample Number	Asbestos (Tile / Adhesive)	Photo
12"x12", beige with brown streaks	Previously sampled	S0024A-C	Yes / Yes	

#### 4.1.9 Other Building Materials

The following is a summary of other materials sampled, for a complete list of locations, refer to Appendix V.

Description	Locations (Location #)	Sample Number	Asbestos	Photo
Thin-set behind wall tiles (green and white square pattern)	5 <sup>th</sup> and 6 <sup>th</sup> Floor (Locations 10 and 11)	S0034A-C	Chrysotile	
Thin-set under floor tiles (grey square pattern)	5 <sup>th</sup> and 6 <sup>th</sup> Floor (Location 10 and 11)	S0035A-C	None detected	
Residual black mastic	6 <sup>th</sup> Floor (Location 10) 5 <sup>th</sup> Floor (Location 11)	S0038A-C	Chrysotile	

#### 4.1.10 Excluded Materials



The following is a list of materials which may contain asbestos and was excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Elevator and lift brakes
- Electrical components
- Mechanical packing, ropes, and gaskets
- Vermiculite
- Fire resistant doors
- Metal clad finishes (Galbestos)
- Ropes and gaskets in cast-iron bell and spigot joints
- Sealants on pipe threads

## 4.2 Lead

### 4.2.1 Paints and Surface Coatings

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
L0004	White, on plaster walls	6 <sup>th</sup> Floor (Location 10)	<0.0057	
L0005	Beige, on plaster walls/ceilings	6 <sup>th</sup> Floor (Location 10)	<0.0045	

All paints sampled were below the threshold of 0.009% (90 mg/kg).



#### 4.2.2 *Lead Products and Applications*

Lead products were not found during the assessment.

#### 4.2.3 *Excluded Lead Materials*

Lead is known to be present in several materials which were not assessed or sampled. The following materials, where found, should be presumed to contain lead.

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections
- Glazing on ceramic tiles

### 4.3 **Silica**

Crystalline silica is assumed to be a component of the following materials where present in the building.

- Concrete
- Masonry and mortar
- Ceramic tiles and grout
- Plaster
- Drywall
- Ceiling tiles

### 4.4 **Mercury**

#### 4.4.1 *Lamps*

Mercury vapour is present in fluorescent lamp tubes.

#### 4.4.2 *Mercury-Containing Devices*

Mercury-containing devices were not found during the assessment.

### 4.5 **Polychlorinated Biphenyls**

#### 4.5.1 *Lighting Ballasts*

Based on the date of construction, PCBs may be present in light ballasts.

#### 4.5.2 *Transformers*

Transformers were not found during the assessment.



#### **4.6 Mould and Water Damage**

Visible mould growth and water damage was not found during the assessment.

### **5.0 RECOMMENDATIONS**

#### **5.1 General**

1. Prepare scope of work or performance specifications for hazardous material removal required for the planned work. The specifications should include safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb, and arrange for further testing and evaluation.
3. Conduct further investigation of the following items, areas, or locations, which were not completed during this assessment:
  - a. Any items listed as exclusions in this report, prior to disturbance.
4. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
5. Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.
6. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings.

#### **5.2 Building Renovation Work**

The following recommendations are made regarding renovation involving the hazardous materials identified.

##### *5.2.1 Asbestos*

Remove asbestos-containing materials (ACM) prior to renovation, alteration, or maintenance if ACM may be disturbed by the work.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

##### *5.2.2 Silica*

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials



containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with applicable regulations and guidelines.

### 5.2.3 *Mercury*

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.

### 5.2.4 *PCBs*

As light fixtures are removed from service, examine light ballasts for PCB content. If ballasts are not clearly labelled as “non-PCB” or are suspected to contain PCBs, package, and ship ballasts for destruction at a federally permitted facility. As per the PCB Regulation (SOR/2008-273), all PCB light ballasts must be removed from service and properly disposed of by December 31, 2025.

## 6.0 **TERMS AND LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

## 7.0 **REFERENCES**

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair.
5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.



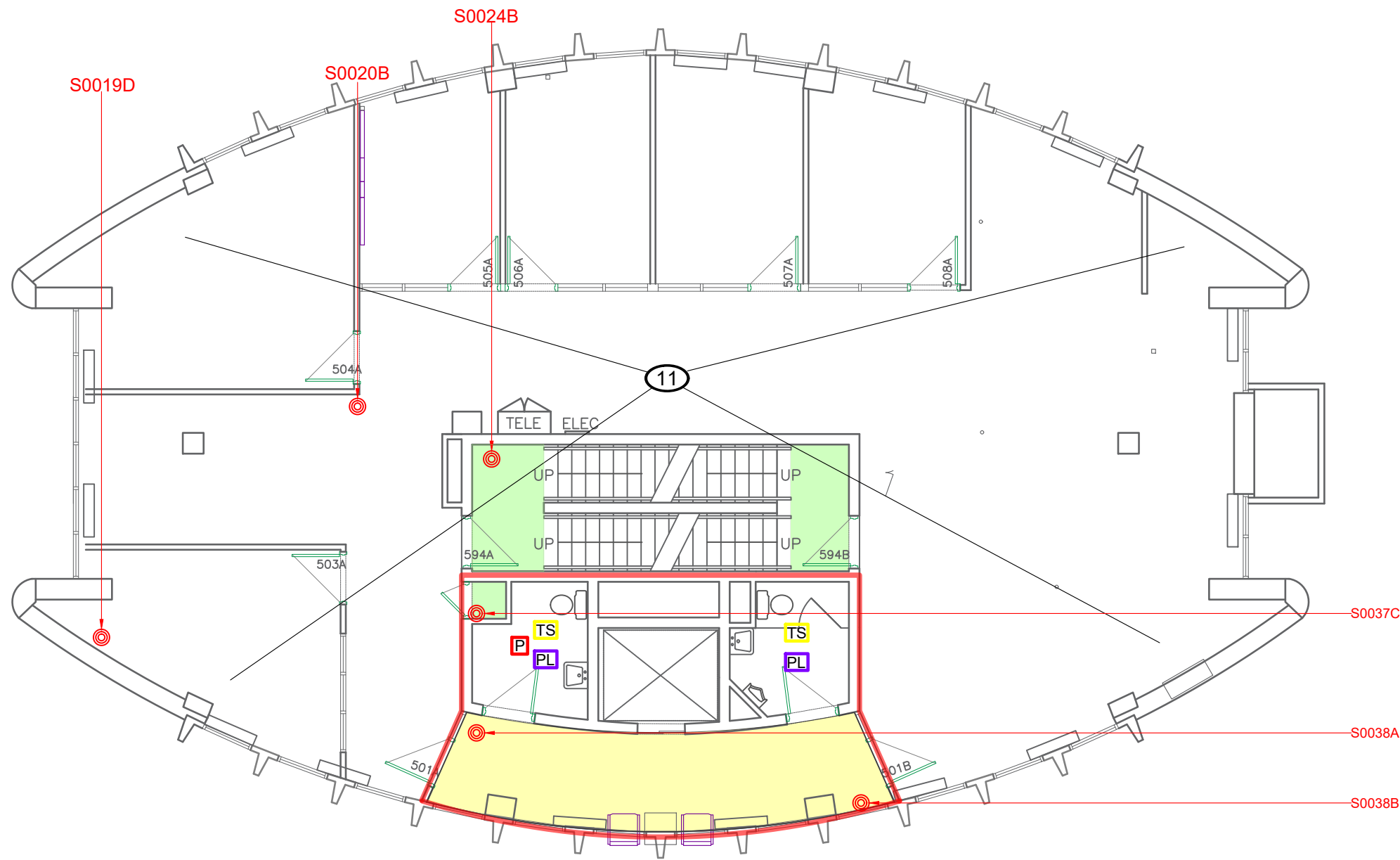
7. Silica on Construction Projects, Ministry of Labour Guidance Document.
8. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.

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Report HBMA 5th & 6th Fir City Hall Burlington COB Nov 16 2023.docx

Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, October 31, 2022



**APPENDIX I**  
**Drawings**



- LEGEND**
- X PINCHIN LOCATION NUMBER
  - ASBESTOS BULK SAMPLE
  - SURVEY BOUNDARY/ASSESSED AREA
  - ASBESTOS-CONTAINING MATERIALS:
  - MASTIC
  - VINYL FLOOR TILES & MASTIC
  - TS THIN SET ON WALLS
  - PL PLASTER
  - P PIPE INSULATION

FOR CLARITY, THE FOLLOWING ASBESTOS-CONTAINING MATERIALS, ARE PRESENT IN THE ASSESSED AREA, BUT HAVE NOT BEEN HATCHED ON THE DRAWING:

- FIREPROOFING (NOT IN ASSESSED AREA)

NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER



PROJECT NAME:  
**HAZARDOUS BUILDING MATERIALS ASSESSMENT**

CLIENT NAME:  
**CITY OF BURLINGTON**









PROJECT LOCATION:  
**CITY HALL  
426 BRANT STREET  
BURLINGTON, ON**

FIGURE NAME:  
**FIFTH FLOOR**

PROJECT NUMBER: <b>320587.008</b>	SCALE: <b>NOT TO SCALE</b>
DRAWN BY: <b>MDC</b>	REVIEWED BY: <b>JA</b>
DATE: <b>NOVEMBER 2023</b>	FIGURE NUMBER: <b>1 OF 2</b>



**LEGEND**

-  PINCHIN LOCATION NUMBER
-  ASBESTOS BULK SAMPLE
-  SURVEY BOUNDARY/ASSESSED AREA
- ASBESTOS-CONTAINING MATERIALS:
-  MASTIC
-  VINYL FLOOR TILES & MASTIC
-  THIN SET ON WALLS
-  PLASTER
-  PIPE INSULATION

FOR CLARITY, THE FOLLOWING ASBESTOS-CONTAINING MATERIALS, ARE PRESENT IN THE ASSESSED AREA, BUT HAVE NOT BEEN HATCHED ON THE DRAWING:

- FIREPROOFING (NOT IN ASSESSED AREA)

NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER



PROJECT NAME:  
**HAZARDOUS BUILDING MATERIALS ASSESSMENT**

CLIENT NAME:  
**CITY OF BURLINGTON**

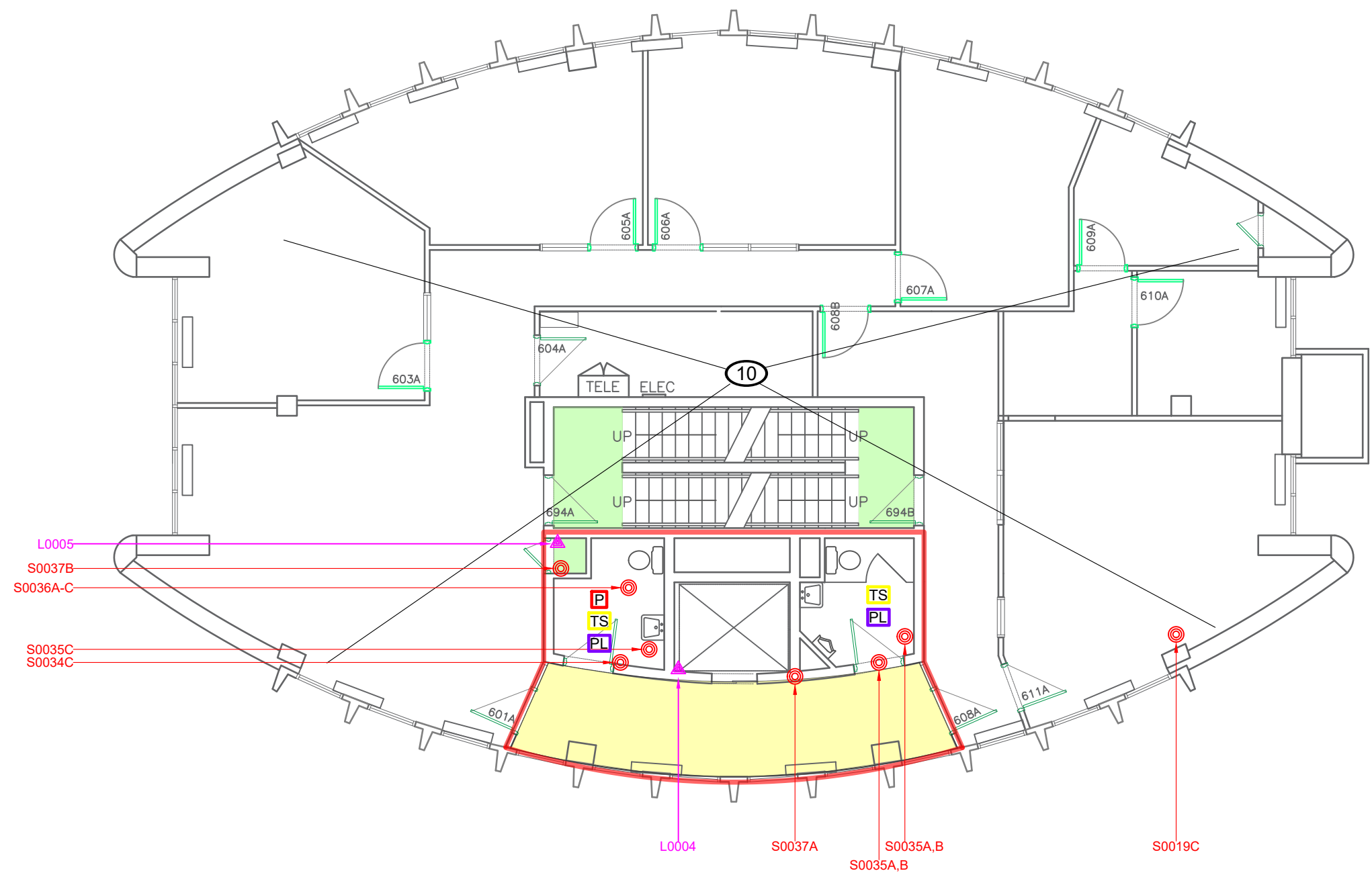
PROJECT LOCATION:  
**CITY HALL  
426 BRANT STREET  
BURLINGTON, ON**

FIGURE NAME:  
**SIXTH FLOOR**

PROJECT NUMBER: **320587.008**      SCALE: **NOT TO SCALE**

DRAWN BY: **MDC**      REVIEWED BY: **JA**

DATE: **NOVEMBER 2023**      FIGURE NUMBER: **2 OF 2**



**APPENDIX II-A**  
**Asbestos Analytical Certificates**



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Damian Palus  
Justin Appleby

**Lab Order ID:** 10036482  
**Analysis:** PLM  
**Date Received:** 11/06/2023  
**Date Reported:** 11/10/2023

**Project:**

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0034A - A	Wall,Mortar,Thin-set (green And White Squares),Loc:10,6th Floor	2% Chrysotile		98% Other	Gray Fibrous Homogeneous
10036482_0001	thinset				Dissolved
S0034A - B	Wall,Mortar,Thin-set (green And White Squares),Loc:10,6th Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10036482_0016	mortar				Dissolved
S0034B - A	Wall,Mortar,Thin-set (green And White Squares),Loc:10,6th Floor	Not Analyzed			
10036482_0002	thinset				
S0034B - B	Wall,Mortar,Thin-set (green And White Squares),Loc:10,6th Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10036482_0017	mortar				Dissolved
S0034C - A	Wall,Mortar,Thin-set (green And White Squares),Loc:10,6th Floor	Not Analyzed			
10036482_0003	thinset				
S0034C - B	Wall,Mortar,Thin-set (green And White Squares),Loc:10,6th Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10036482_0018	mortar				Dissolved
S0035A	Floor,Mortar,Thin-set (grey Square Pattern),Loc:10,6th Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10036482_0004	no thinset				Dissolved
S0035B	Floor,Mortar,Thin-set (grey Square Pattern),Loc:10,6th Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10036482_0005	no thinset				Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Patrick Yarnell (20)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
 EPA Method: 600/R-93/116 and  
 40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
 151 York Boulevard Suite 200  
 Hamilton, ON L8R 3M2

**Attn:** Damian Palus  
 Justin Appleby

**Lab Order ID:** 10036482  
**Analysis:** PLM  
**Date Received:** 11/06/2023  
**Date Reported:** 11/10/2023

**Project:**

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0035C	Floor,Mortar,Thin-set (grey Square Pattern),Loc:10,6th Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10036482_0006	no thinset				Dissolved
S0036A	Piping,Parging Cement,Loc:10,6th Floor	40% Chrysotile	15% Cellulose	45% Calcium	Gray Fibrous Homogeneous
10036482_0007	wrap inseparable				Dissolved
S0036B	Piping,Parging Cement,Loc:10,6th Floor	Not Analyzed			
10036482_0008					
S0036C	Piping,Parging Cement,Loc:10,6th Floor	Not Analyzed			
10036482_0009					
S0037A	Wall,Plaster,Loc:10,6th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10036482_0010	skim coat only				Dissolved
S0037B - A	Wall,Plaster,Loc:10,6th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10036482_0011	skim coat				Dissolved
S0037B - B	Wall,Plaster,Loc:10,6th Floor	2% Chrysotile		98% Other	Gray Fibrous Homogeneous
10036482_0020	base coat				Dissolved
S0037C - A	Wall,Plaster,Loc:11,5th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10036482_0012	skim coat				Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Patrick Yarnell (20)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Damian Palus  
Justin Appleby

**Lab Order ID:** 10036482  
**Analysis:** PLM  
**Date Received:** 11/06/2023  
**Date Reported:** 11/10/2023

**Project:**

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0037C - B	Wall,Plaster,Loc:11,5th Floor	Not Analyzed			
10036482_0021	base coat				
S0038A	Floor,Mastic, Black,Loc:11,5th Floor	3% Chrysotile		97% Other	Black Fibrous Homogeneous
10036482_0013					Dissolved
S0038B	Floor,Mastic, Black,Loc:11,5th Floor	Not Analyzed			
10036482_0014					
S0038C	Floor,Mastic, Black,Loc:10,6th Floor	Not Analyzed			
10036482_0015					

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Patrick Yarnell (20)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
6-875 Main St West, Suite 200  
Hamilton, ON L8S 4R9

**Attn:** Luke Thompson

**Lab Order ID:** 10016431

**Analysis:** PLM

**Date Received:** 02/15/2023

**Date Reported:** 02/22/2023

**Project:** 320587.001

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0001A - A	Wall,Plaster, Corridor 6th floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10016431_0001	skim coat				Crushed, Dissolved
S0001A - B	Wall,Plaster, Corridor 6th floor	2% Chrysotile		98% Other	Gray Non-Fibrous Homogeneous
10016431_0004	base plaster				Crushed, Dissolved
S0001B - A	Wall,Plaster, Corridor 6th floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10016431_0002	skim coat				Crushed, Dissolved
S0001B - B	Wall,Plaster, Corridor 6th floor	2% Chrysotile		98% Other	Gray Non-Fibrous Homogeneous
10016431_0005	base plaster				Crushed, Dissolved
S0001C - A	Wall,Plaster, Corridor 6th floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10016431_0003	skim coat				Crushed, Dissolved
S0001C - B	Wall,Plaster, Corridor 6th floor	2% Chrysotile		98% Other	Gray Non-Fibrous Homogeneous
10016431_0006	base plaster				Crushed, Dissolved

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Katelyn Stewart (6)

**Analyst**

**Approved Signatory**

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0009D	Ceiling,Texture Coat,Stipple,Loc:14,Seating Area	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0001					Crushed
S0009E	Ceiling,Texture Coat,Stipple,Loc:14,Seating Area	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0002					Crushed
S0009F	Ceiling,Texture Coat,Stipple,Loc:19,Office Space 1	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0003					Crushed
S0009G	Ceiling,Texture Coat,Stipple,Loc:14,Seating Area	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0004					Crushed
S0020A	Wall,Drywall And Joint Compound,Loc:7,8th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0005					Crushed
S0020B	Wall,Drywall And Joint Compound,Loc:11,5th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0006					Crushed
S0020C	Wall,Drywall And Joint Compound,Loc:9,7th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0007					Crushed
S0020D	Wall,Drywall And Joint Compound,Loc:12,4th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0008					Crushed

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Lachlan Krenz (69)

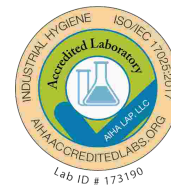
Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0020E	Wall,Drywall And Joint Compound,Loc:21,Committee Offices	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0009					Crushed
S0020F	Wall,Drywall And Joint Compound,Loc:14,Seating Area	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0010					Crushed
S0020G	Wall,Drywall And Joint Compound,Loc:21,Committee Offices	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0011					Crushed
S0021A	Wall,Paint,Concrete Block,Loc:8,Mechanical Penthouse	None Detected		100% Other	Beige, White Non-Fibrous Homogeneous
10027028_0012					Dissolved, Crushed
S0021B	Wall,Paint,Concrete Block,Loc:19,Office Space 1	None Detected		100% Other	White, Beige Non-Fibrous Homogeneous
10027028_0013					Dissolved, Crushed
S0021C	Wall,Paint,Concrete Block,Loc:19,Office Space 1	None Detected		100% Other	Beige, White Non-Fibrous Homogeneous
10027028_0014					Dissolved, Crushed
S0021D	Wall,Paint,Concrete Block,Loc:19,Office Space 1	None Detected		100% Other	White, Beige Non-Fibrous Homogeneous
10027028_0015					Crushed, Dissolved
S0021E	Wall,Paint,Concrete Block,Loc:24,Office Space 4	None Detected		100% Other	Beige, White Non-Fibrous Homogeneous
10027028_0016					Dissolved, Crushed

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Lachlan Krenz (69)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0021F	Wall,Paint,Concrete Block,Loc:24,Office Space 4	None Detected		100% Other	Beige, White Non-Fibrous Homogeneous
10027028_0017					Crushed, Dissolved
S0021G	Wall,Paint,Concrete Block,Loc:24,Office Space 4	None Detected		100% Other	White, Beige Non-Fibrous Homogeneous
10027028_0018					Dissolved, Crushed
S0022A	Wall,Texture Coat,Central Staircase,Loc:7,8th Floor	None Detected		100% Other	Beige Non-Fibrous Heterogeneous
10027028_0019					Crushed
S0022B	Wall,Texture Coat,Central Staircase,Loc:7,8th Floor	None Detected		100% Other	Beige Non-Fibrous Heterogeneous
10027028_0020					Crushed
S0022C	Wall,Texture Coat,Central Staircase,Loc:7,8th Floor	None Detected		100% Other	Beige Non-Fibrous Heterogeneous
10027028_0021					Crushed
S0023A - A	Floor,Vinyl Floor Tile And Mastic,12x12 White With Grey Fleck,Loc:7,8th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0022	tile				Crushed
S0023A - B	Floor,Vinyl Floor Tile And Mastic,12x12 White With Grey Fleck,Loc:7,8th Floor	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10027028_0055	mastic				Ashed
S0023B - A	Floor,Vinyl Floor Tile And Mastic,12x12 White With Grey Fleck,Loc:7,8th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0023	tile				Crushed

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EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0023B - B	Floor, Vinyl Floor Tile And Mastic, 12x12 White With Grey Fleck, Loc: 7, 8th Floor	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10027028_0056	mastic				Ashed
S0023C - A	Floor, Vinyl Floor Tile And Mastic, 12x12 White With Grey Fleck, Loc: 7, 8th Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0024	tile - ashed				Ashed
S0023C - B	Floor, Vinyl Floor Tile And Mastic, 12x12 White With Grey Fleck, Loc: 7, 8th Floor	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10027028_0057	mastic				Ashed
S0024A - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc: 9, 7th Floor	5% Chrysotile		95% Other	Beige Non-Fibrous Homogeneous
10027028_0025	tile				Crushed
S0024A - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc: 9, 7th Floor	5% Chrysotile		95% Other	Black Non-Fibrous Homogeneous
10027028_0058	mastic				Dissolved
S0024B - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc: 11, 5th Floor	Not Analyzed			
10027028_0026	tile				
S0024B - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc: 11, 5th Floor	Not Analyzed			
10027028_0059	mastic				
S0024C - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc: 12, 4th Floor	Not Analyzed			
10027028_0027	tile				

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EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
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Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0024C - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc: 12, 4th Floor	Not Analyzed			
10027028_0060	mastic				
S0025A - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey With Grey And White Fleck, Loc: 17, First Aid / Staff	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10027028_0028	tile				Crushed
S0025A - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey With Grey And White Fleck, Loc: 17, First Aid / Staff	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10027028_0061	mastic				Ashed
S0025B - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey With Grey And White Fleck, Loc: 17, First Aid / Staff	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10027028_0029	tile				Crushed
S0025B - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey With Grey And White Fleck, Loc: 17, First Aid / Staff	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10027028_0062	mastic				Ashed
S0025C - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey With Grey And White Fleck, Loc: 17, First Aid / Staff	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10027028_0030	tile - ashed				Ashed
S0025C - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey With Grey And White Fleck, Loc: 17, First Aid / Staff	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10027028_0063	mastic				Ashed
S0026A	Sink, Mastic, Grey, Loc: 17, First Aid / Staff Lunch Room	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10027028_0031					Ashed, Crushed

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Lachlan Krenz (69)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0026B	Sink,Mastic, Grey,Loc:17,First Aid / Staff Lunch Room	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10027028_0032					Crushed, Ashed
S0026C	Sink,Mastic, Grey,Loc:17,First Aid / Staff Lunch Room	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10027028_0033					Crushed, Ashed
S0027A	Ceiling,Ceiling Tiles (lay- in),24x48 Large Pinhole,Loc:19,Office Space 1	None Detected	40% Cellulose 40% Fiber Glass	20% Other	Gray Fibrous Homogeneous
10027028_0034					Teased
S0027B	Ceiling,Ceiling Tiles (lay- in),24x48 Large Pinhole,Loc:19,Office Space 1	None Detected	40% Cellulose 40% Fiber Glass	20% Other	Gray Fibrous Homogeneous
10027028_0035					Teased
S0027C	Ceiling,Ceiling Tiles (lay- in),24x48 Large Pinhole,Loc:19,Office Space 1	None Detected	40% Cellulose 40% Fiber Glass	20% Other	Gray Fibrous Homogeneous
10027028_0036					Teased
S0028A	Ceiling,Texture Coat,Loc:5,2nd Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0037					Crushed
S0028B	Ceiling,Texture Coat,Loc:5,2nd Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0038					Crushed
S0028C	Ceiling,Texture Coat,Loc:5,2nd Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0039					Crushed

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Lachlan Krenz (69)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
 EPA Method: 600/R-93/116 and  
 40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
 151 York Boulevard Suite 200  
 Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
 Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0029A	Ceiling,Texture Coat,Loc:16,Meeting Room	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0040					Crushed
S0029B	Ceiling,Texture Coat,Loc:16,Meeting Room	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0041					Crushed
S0029C	Ceiling,Texture Coat,Loc:16,Meeting Room	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0042					Crushed
S0030A	Structure,Fireproofing (fibrous),Loc:23,Office Space 3	None Detected	95% Fiber Glass	5% Other	White Fibrous Homogeneous
10027028_0043					Teased, Crushed
S0030B	Structure,Fireproofing (fibrous),Loc:23,Office Space 3	None Detected	95% Fiber Glass	5% Other	White Fibrous Homogeneous
10027028_0044					Crushed, Teased
S0030C	Structure,Fireproofing (fibrous),Loc:23,Office Space 3	None Detected	95% Fiber Glass	5% Other	White Fibrous Homogeneous
10027028_0045					Crushed, Teased
S0031A - A	Floor,Vinyl Floor Tile And Mastic,12x12 Beige With Brown And Light Brown Fleck,Loc:24,Office Space 4	None Detected		100% Other	Beige Non-Fibrous Homogeneous
10027028_0046	tile				Crushed
S0031A - B	Floor,Vinyl Floor Tile And Mastic,12x12 Beige With Brown And Light Brown Fleck,Loc:24,Office Space 4	None Detected		100% Other	Black Non-Fibrous Homogeneous
10027028_0064	mastic				Dissolved

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Lachlan Krenz (69)

Analyst

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# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0031B - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown And Light Brown Fleck, Loc:24, Office Space 4	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10027028_0047	tile				Crushed
S0031B - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown And Light Brown Fleck, Loc:24, Office Space 4	None Detected		100% Other	Black Non-Fibrous Homogeneous
10027028_0065	mastic				Dissolved
S0031C - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown And Light Brown Fleck, Loc:24, Office Space 4	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10027028_0048	tile - ashed				Ashed
S0031C - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown And Light Brown Fleck, Loc:24, Office Space 4	None Detected		100% Other	Black Non-Fibrous Homogeneous
10027028_0066	mastic				Dissolved
S0032A - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Light Grey With Dark Grey Fleck, Loc:28, Mechanical Ro	None Detected		100% Other	Tan, Gray Non-Fibrous Homogeneous
10027028_0049	tile				Crushed
S0032A - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Light Grey With Dark Grey Fleck, Loc:28, Mechanical Ro	None Detected		100% Other	Black Non-Fibrous Homogeneous
10027028_0067	mastic				Dissolved
S0032B - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Light Grey With Dark Grey Fleck, Loc:28, Mechanical Ro	None Detected		100% Other	Tan, Gray Non-Fibrous Homogeneous
10027028_0050	tile				Crushed
S0032B - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Light Grey With Dark Grey Fleck, Loc:28, Mechanical Ro	None Detected		100% Other	Black Non-Fibrous Homogeneous
10027028_0068	mastic				Dissolved

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Lachlan Krenz (69)

Analyst

Approved Signatory





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and  
40 CFR, Part 763, Subpart E, App.E



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Jessica Cozzitorto  
Justin Appleby

**Lab Order ID:** 10027028  
**Analysis:** PLM  
**Date Received:** 07/03/2023  
**Date Reported:** 07/11/2023

**Project:** COB City Hall

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0032C - A	Floor, Vinyl Floor Tile And Mastic, 12x12 Light Grey With Dark Grey Fleck, Loc:28, Mechanical Ro	None Detected		100% Other	Tan, Gray Non-Fibrous Homogeneous
10027028_0051	tile - ashed				Ashed
S0032C - B	Floor, Vinyl Floor Tile And Mastic, 12x12 Light Grey With Dark Grey Fleck, Loc:28, Mechanical Ro	None Detected		100% Other	Black Non-Fibrous Homogeneous
10027028_0069	mastic				Dissolved
S0033A	Wall, Texture Coat, Fitness Room, Loc:25, Office Space 5 / Gym	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0052					Crushed
S0033B	Wall, Texture Coat, Fitness Room, Loc:25, Office Space 5 / Gym	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0053					Crushed
S0033C	Wall, Texture Coat, Fitness Room, Loc:25, Office Space 5 / Gym	None Detected		100% Other	White Non-Fibrous Homogeneous
10027028_0054					Crushed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Lachlan Krenz (69)

Analyst

Approved Signatory

**APPENDIX II-B**  
**Lead Analytical Certificates**



# Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy  
EPA SW-846 3050B/6010C/7000B



**Customer:** Pinchin Ltd.  
151 York Boulevard Suite 200  
Hamilton, ON L8R 3M2

**Attn:** Damian Palus  
Justin Appleby

**Lab Order ID:** 10036475  
**Analysis:** PBP  
**Date Received:** 11/06/2023  
**Date Reported:** 11/09/2023

**Project:**

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
L0004	Wall, Plaster, White, Loc:10,6th Floor	0.0706	<57	<0.0057%
10036475_0001				
L0005	Wall, Plaster, Beige, Loc:10,6th Floor	0.0894	<45	<0.0045%
10036475_0002				

Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Matthew Caffey (2)

Analyst

Approved Signatory

**APPENDIX III**  
**Methodology**



## **1.0 GENERAL**

An inspection was conducted to identify the type of Hazardous Building Materials incorporated in the structure and its finishes.

Information regarding the location and condition of hazardous building materials encountered and visually estimated quantities were recorded. The locations of any samples collected were recorded on small-scale plans. As-built drawings and previous reports were referenced where provided.

Sample collection was conducted in accordance with our Standard Operating Procedures.

### **1.1 Asbestos**

The inspection for asbestos included friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials were determined by visual examination and available information on the phases of construction and prior renovations.

Samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

The analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Analytical results were compared to the following criteria.

<b>Jurisdiction*</b>	<b>Friable</b>	<b>Non-Friable</b>
Ontario	0.5%	0.5%

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

## 1.2 Lead

Samples of distinctive paint finishes, and surface coatings present in more than a limited application, where removal of the paint is possible was collected. The samples were collected by scraping the painted finish to include base and covering applications.

Analysis for lead in paints or surface coatings was performed in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption.

Analytical results were compared to the following criteria.

<b>Jurisdiction*</b>	<b>Units (%)</b>	<b>Units (ppm) / (mg/kg)</b>
Ontario	0.1	1000

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.

## 1.3 Silica

Building materials known to contain crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) were identified by visual inspection only. Pinchin did not perform sampling of these materials for laboratory analysis of crystalline silica content.

## 1.4 Mercury

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury was identified by visually inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.



### **1.5 Polychlorinated Biphenyls**

The potential for light ballast and oil filled transformers to contain PCBs was based on the age of the building, a review of maintenance records and examination of labels or nameplates on equipment, where present and accessible. The information was compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers were presumed to be free of dielectric fluids and hence non-PCB.

Sample results are compared to the criteria of 50 mg/kg for solids as stated in the PCB Regulation, SOR/2008-273.

### **1.6 Visible Mould**

The presence of mould or water damage was determined by visual inspection of exposed building surfaces. If any mould growth or water damage was concealed within building cavities it was not addressed in this assessment.

Template: Methodology for Hazardous Building Materials Assessment, HAZ, January 26, 2023

**APPENDIX IV**  
**Location Summary Report**



**Client:**City Of Burlington

**Site:** 426 Brant St, Burlington, ON

**Building Name:** City Hall

**Survey Date:**

**Last Re-Assessment:**

**Building Phases:** A:

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
10	6th Floor	2200	6	A	
11	5th Floor	2200	5	A	

**APPENDIX V**

**Hazardous Materials Summary Report / Sample Log**

Client: City Of Burlington

Site: 426 Brant St, Burlington, ON

Building Name: City Hall

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V0010	Other    Mastic, Yellow   Carpet Mastic	10,11	A	0	4400	0	0	None Detected	No	
Asbestos	S0019 CD	Wall    Plaster	10,11	A	0	4400	0	0	None Detected	No	
Asbestos	S0020 B	Wall    Drywall And Joint Compound	10,11	A	0	4400	0	0	None Detected	No	
Asbestos	V0022	Wall    Texture Coat   Central Staircase	10,11	A	0	440	0	0	None Detected	No	
Asbestos	S0024 B	Floor    Vinyl Floor Tile And Mastic   12x12 Beige With Brown Streaks	10,11	A	0	120	0	0	Chrysotile	Yes	NF
Asbestos	S0034 ABC	Wall    Mortar   Thin-set (green And White Squares)	10,11	A	0	600	0	0	Chrysotile	Yes	NF
Asbestos	S0035 ABC	Floor    Mortar   Thin-set (grey Square Pattern)	10,11	A	0	100	0	0	None Detected	No	
Asbestos	S0036 ABC	Piping    Parging Cement	10,11	A	0	0	3	0	Chrysotile	Yes	F
Asbestos	S0037 ABC	Wall    Plaster	10,11	A	0	0	0	100	Chrysotile	Yes	PF
Asbestos	S0038 ABC	Floor    Mastic, Black	10,11	A	0	4000	0	0	Chrysotile	Yes	NF
Asbestos	V9000	Wall    Plaster   Base Layer, Chrysotile, Sample S0001a-c, Lab Reference No. 10016431	10	A	0	0	0	100	Confirmed Asbestos	Yes	PF
Asbestos	V0000	Ceiling    Ceiling Tiles (lay-in)   24x48 Pinhole With Fleck	10,11	A	0	0	0	0	Non Asbestos	No	
Paint	L0004	Wall   Plaster   White	10,11	A	0	0	0	100		No	-
Paint	L0005	Wall   Plaster   Beige	10,11	A	0	0	0	100		No	-
PCB	V9500	Light Ballasts	10,11	A	0	0	0	100	Presumed PCB	Yes	-
Hg	V9500	Light Fixture	10,11	A	0	0	0	100	Presumed Hg	Yes	-

## Legend:

Sample number		Units			
S####	Asbestos sample collected	SF	Square feet	NF	Non Friable material.
L####	Paint sample collected	LF	Linear feet	F	Friable material
P####	PCB sample collected	EA	Each	PF	Potentially Friable material
M####	Mould sample collected	%	Percentage		
V####	Material visually similar to numbered sample collected				
V0000	Known non Hazardous Material				
V9000	Material is visually identified as Hazardous Material				
V9500	Material is presumed to be Hazardous Material				
[Loc. No.]	Abated Material				

**APPENDIX VI**  
**HMIS All Data Report**

**Client: City Of Burlington**  
**Location: #10 : 6th Floor**  
**Survey Date: 2023-10-30**

**Site: 426 Brant St, Burlington, ON**  
**Floor: 6**

**Building Name: City Hall**  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft): 2200**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling <sup>1</sup>		Ceiling Tiles (lay-in), 24x48 pinhole with fleck			A	Y						V0000	Non-Asbestos		None	
Duct		Not Insulated			C	N										
Floor <sup>2</sup>		Vinyl Floor Tile and Mastic, 12x12 beige with brown streaks			A	Y		60(7)			SF	V0024	Chrysotile	5-10%	Confirmed Asbestos	NF
Floor		Carpet			A	Y		800								
Floor		Mastic, Black		Carpet	D	N		2000(7)			SF	S0038C	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Floor		Mortar, Thin-set (Grey square pattern)			D	N		50			SF	S0035ABC	None Detected	N.D.	None	
Other		Mastic, Yellow, Carpet mastic			A	N		2200			SF	V0010	None Detected	N.D.	None	
Piping		Parging Cement			C	N		2(7)			EA	S0036ABC	Chrysotile	25-50%	Confirmed Asbestos	F
Piping		Not Insulated			C	N										
Structure		Concrete (poured)			C	N										
Wall		Drywall and joint compound			A	Y		2200			SF	V0020	None Detected	N.D.	None	
Wall		Plaster			A	Y		2200			SF	S0019C	None Detected	N.D.	None	
Wall		Plaster, base layer, chrysotile, sample S0001A-C, lab reference no. 10016431			A	Y		100(7)			%	V9000	Confirmed Asbestos		Confirmed Asbestos	PF
Wall		Plaster			A	Y		100(7)			%	S0037AB	Chrysotile	0.5-5%	Confirmed Asbestos	PF
Wall <sup>3</sup>		Ceramic Tiles			A	Y										
Wall		Texture Coat, Central staircase			A	Y		220			SF	V0022	None Detected	N.D.	None	
Wall		Mortar, Thin-set (green and white squares)			D	N		300(7)			SF	S0034ABC	Chrysotile	0.5-5%	Confirmed Asbestos	NF

- 1 - 2000s
- 2 - Staircase landing
- 3 - Washrooms

**Client: City Of Burlington**  
**Location: #10 : 6th Floor**  
**Survey Date: 2023-10-30**

**Site: 426 Brant St, Burlington, ON**  
**Floor: 6**

**Building Name: City Hall**  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft): 2200**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Plaster	100		%	L0004	White	Pb: <0.0057 %	No	
Wall	Plaster	100		%	L0005	Beige	Pb: <0.0045 %	No	

**Client: City Of Burlington**  
**Location: #10 : 6th Floor**  
**Survey Date: 2023-10-30**

**Site: 426 Brant St, Burlington, ON**  
**Floor: 6**

**Building Name: City Hall**  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft): 2200**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	100	%	V9500	Presumed

**Client:** City Of Burlington  
**Location:** #10 : 6th Floor  
**Survey Date:** 2023-10-30

**Site:** 426 Brant St, Burlington, ON  
**Floor:** 6

**Building Name:** City Hall  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft):** 2200

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V9500			Presumed

**Client: City Of Burlington**  
**Location: #11 : 5th Floor**  
**Survey Date: 2023-10-30**

**Site: 426 Brant St, Burlington, ON**  
**Floor: 5**

**Building Name: City Hall**  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft): 2200**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling <sup>1</sup>		Ceiling Tiles (lay-in), 24x48 pinhole with fleck			A	Y						V0000	Non-Asbestos		None	
Duct		Not Insulated			C	N										
Floor <sup>2</sup>		Vinyl Floor Tile and Mastic, 12x12 beige with brown streaks			A	Y		60(7)			SF	S0024B	Chrysotile	5-10%	Confirmed Asbestos	NF
Floor <sup>3</sup>		Ceramic Tiles			A	Y										
Floor		Carpet			A	Y		800								
Floor		Mastic, Black		Carpet	D	N		2000(7)			SF	S0038AB	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Floor		Mortar, Thin-set (Grey square pattern)			D	N		50			SF	V0035	None Detected	N.D.	None	
Other		Mastic, Yellow, Carpet mastic			A	N		2200			SF	V0010	None Detected	N.D.	None	
Piping		Parging Cement			C	N		1(7)			EA	V0036	Chrysotile	25-50%	Confirmed Asbestos	F
Piping		Not Insulated			C	N										
Structure		Concrete (poured)			C	N										
Wall		Drywall and joint compound			A	Y		2200			SF	S0020B	None Detected	N.D.	None	
Wall		Plaster			A	Y		2200			SF	S0019D	None Detected	N.D.	None	
Wall		Plaster			A	Y		100(7)			%	S0037C	Chrysotile	0.5-5%	Confirmed Asbestos	PF
Wall <sup>4</sup>		Ceramic Tiles			A	Y										
Wall		Texture Coat, Central staircase			A	Y		220			SF	V0022	None Detected	N.D.	None	
Wall		Mortar, Thin-set (green and white squares)			D	N		300(7)			SF	V0034	Chrysotile	0.5-5%	Confirmed Asbestos	NF

- 1 - 2000s
- 2 - Staircase landing
- 3 - Washrooms
- 4 - Washrooms

**Client: City Of Burlington**  
**Location: #11 : 5th Floor**  
**Survey Date: 2023-10-30**

**Site: 426 Brant St, Burlington, ON**  
**Floor: 5**

**Building Name: City Hall**  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft): 2200**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Plaster	100		%	V0004	White	Pb: <0.0057 %	No	
Wall	Plaster	100		%	V0005	Beige	Pb: <0.0045 %	No	

**Client: City Of Burlington**  
**Location: #11 : 5th Floor**  
**Survey Date: 2023-10-30**

**Site: 426 Brant St, Burlington, ON**  
**Floor: 5**

**Building Name: City Hall**  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft): 2200**



MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	100	%	V9500	Presumed

Client: City Of Burlington  
Location: #11 : 5th Floor  
Survey Date: 2023-10-30

Site: 426 Brant St, Burlington, ON  
Floor: 5

Building Name: City Hall  
Room #:  
Last Re-Assessment:

Area (sqft): 2200

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V9500			Presumed

## Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			Hg	Mercury
				As	Arsenic
				Cr	Chromium

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.

Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair
(7)	Management program and surveillance				