Hazardous Building Materials Assessment (Pre-construction)

3185 Mavis Road,
Mississauga, Ontario

Prepared for:

City of Mississauga
950 Burnhamthorpe Road West, 2nd Floor
Mississauga, Ontario, L5B 3B4

August 13, 2024

Pinchin File: 345030.000

Issued to:	**City of Mississauga**
Issued on:	**August 13, 2024**
Pinchin File:	**345030.000**
Issuing Office:	**Mississauga, ON**
Primary Pinchin Contact:	**Anthony Rakic, Senior Client Manager** **905.363.1370** **arakic@pinchin.com**

Author: Aman Sharma, B.Eng., CAPM
Project Coordinator

Project Manager: Anthony Rakic, PMP, EP
Senior Client Manager

Reviewer: David Newton, BES Hons., EP
Senior Project Manager

EXECUTIVE SUMMARY

City of Mississauga (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment in the building located at 3185 Mavis Road, Mississauga, Ontario. Pinchin performed the assessment on July 12, 2024.

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 in preparation for ceiling plenum work in the 2nd floor office area (including Men's washroom) and interior renovations of the Main Entrance, Corridor's Men's, Sprinkler Room, Elevator, and Elevator Machine Room.

SUMMARY OF FINDINGS

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

Asbestos: No asbestos containing materials were identified during the assessment.

Lead:

- All paints sampled were below the threshold of 0.009% (90 mg/kg).
- Batteries of emergency lights contain solid lead.

Silica: Crystalline silica is present in concrete and other materials such as masonry and mortar,.

Mercury: Mercury vapour is present in lamp tubes and liquid mercury is present in thermostat ampules.

Polychlorinated Biphenyls (PCBs): PCBs are not present.

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. 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.
3. Recycle mercury-containing lamp tubes and thermostats when removed from service.
4. Follow appropriate safe work procedures when handling or disturbing asbestos, lead, silica, and mould.

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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APPENDICES

1.0 INTRODUCTION AND SCOPE

City of Mississauga (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment in the building located at 3185 Mavis Road, Mississauga, Ontario.

Pinchin performed the assessment on July 12, 2024. The surveyor was unaccompanied during the assessment. The assessed area was occupied at the time of the assessment.

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 in preparation for ceiling plenum work in the 2nd floor 2nd floor office area (including Men's washroom) and interior renovations of the Main Entrance, Corridor's Men's, Sprinkler Room, Elevator, and Elevator Machine Room.

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.

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 Assessed Area Description

Description Item	Details
Use	Office and Work Yard
Number of Floors	The building is 2 storeys.
Total Area	The total area of the building is 57,000 square feet. The assessed area is approx. 1,250 square feet.
Year of Construction	The building was constructed in 1956 with major renovations in 1989.
Structure	Structure Steel, Concrete
Exterior Cladding	Pre-cast concrete (not part of the scope)
HVAC	Rooftop AC
Roof	Built-up Roofing (not part of the scope)
Flooring	Vinyl floor tiles, vinyl sheet flooring, concrete, carpet
Interior Walls	Drywall, masonry
Ceilings	Acoustic ceiling tiles (lay-in), drywall

3.2 Existing Reports

Pinchin previously prepared the following reports, which have been reviewed as part of this assessment:

- “Hazardous Building Materials Assessment (Management), Mavis Works Yard South – Office – MW1, 3185 Mavis Road, Mississauga, Ontario” dated August 2, 2023, Pinchin File Number 325772
- “Hazardous Building Materials Assessment (Pre-construction), Roof Replacement

Project, 3185 Mavis Road, Mississauga, Ontario" dated June 4, 2024, Pinchin File Number 342395.

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 Pipe Insulation

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

Non-insulated piping, Open Office Area (Loc. 27).

4.1.2 Duct Insulation and Mastic

Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced).

Non-asbestos fibreglass insulated duct, Open Office Area (Loc. 27).

4.1.3 Mechanical Equipment Insulation

Mechanical equipment (e.g., unit heater) is uninsulated.

Uninsulated unit heater, Entrance Vestibule (Loc. 48).

4.1.4 Acoustic Ceiling Tiles

The following is a summary of acoustic ceiling tiles present in the assessed area.

Description	Sample Location	Date Code	Asbestos	Photo
24” x 48”, lay-in, textured with small pinholes	Not sampled	Date code 07/08/08, 07/14/16	No*	

Description	Sample Location	Date Code	Asbestos	Photo
24” x 48”, lay-in, small pinholes and medium fissures	Not sampled	Date code 01/03/14	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.

4.1.5 Drywall Joint Compound

All drywall joint compound present on wall and ceiling finishes throughout the assessed area does not contain asbestos (samples Pinchin File No. 48689 Laboratory Reference Report b62537 samples 001A-C, Pinchin File No. 316043.000 Laboratory Reference Report b280299 samples S0016A-C, S0020A-E, S0021A-G, S0030A-C, S0031A-C, S0032A-E, S0033A-C).

Non-asbestos drywall joint compound on the ceiling above acoustic ceiling tiles, Open Office Area (Loc. 27).

Non-asbestos drywall joint compound on wall finishes, Elevator Pit (Loc. 50).

4.1.6 Vinyl Floor Tiles, Mastic and Baseboard

The following is a summary of vinyl floor tiles and baseboard sampled.

Description	Sample Location (Location #)	Sample Number	Asbestos (Tile / Adhesive)	Photo
VFT-05: 12''x12'' Green with dark green flecks	Corridor Men's and Sprinkler Room (Loc. 47 and 49)	Pinchin File No. 316042.000 Laboratory Reference Report b280299 samples S0018A-C	No / No	
VFT-07: 12''x12'' grey with white and dark grey flecks	Open Office Area (Loc. 27)	Pinchin File No. 316043.000 Laboratory Reference Report b280299 samples S0022A-C	No / No	
4" black rubber baseboard	Corridor Men's and Sprinkler Room (Loc. 47 and 49)	S0035A-C	No / No	

4.1.7 Sealant

Black butyl sealant at the door frame in the Entrance Vestibule (Loc. 48) does not contain asbestos based on the age of installation of the door (2015).

Date stamp on the door (dated 2015), Entrance Vestibule (Loc. 48).

4.1.8 Other Building Materials

The following is a summary of other materials sampled.

Description	Sample Location (Location #)	Sample Number	Asbestos	Photo
Mortar in concrete masonry block wall	Corridor Men's and Sprinkler Room (Loc. 47 and 49)	Pinchin File No. 316043.000 Laboratory Reference Report b280299 samples S0017A-C	No	
Mortar on brick masonry wall	Entrance Vestibule and Elevator Pit (Loc. 48 and 50)	S0034A-C	No	

4.1.9 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:

- Floor levelling compound
- Ceramic tile setting compound
- Elevator and lift brakes
- Electrical components
- Mechanical packing, ropes, and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Fire resistant doors
- Vibration dampers on HVAC equipment
- 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
L0006	Light blue, metal door and frame	Open Office Area (Loc. 27)	<0.0057	
L0007	Light grey, metal door and frame	Open Office Area, Men’s Washroom, Corridor Men's, and Entrance Vestibule (Loc. 27, 31, 47, and 48)	<0.0044	
L0008	White, masonry wall	Open Office Area, Men’s Washroom, Corridor Men's, and Sprinkler Room (Loc. 27, 31, 47, and 49)	<0.0052	
L0009	Light grey, masonry wall	Men’s Washroom (Loc. 31)	<0.0033	

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
L0013	White on drywall	Corridor Men's and Entrance Vestibule (Loc. 47 and 48)	0.00021	

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

4.2.2 Lead Products and Applications

Lead-containing batteries are present in emergency lighting.

Lead-containing batteries in emergency lighting, Men's Washroom (Loc. 31).

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

4.4 Mercury

4.4.1 Lamps

Mercury vapour is present in fluorescent lamp tubes.

4.4.2 Mercury-Containing Devices

Mercury is present as a liquid in thermostats ampules.

Thermostat with mercury-containing ampule, Entrance Vestibule (Loc. 48)

4.5 Polychlorinated Biphenyls

4.5.1 Caulking and Sealants

PCBs were banned in 1980; however, are found to be present in caulking and sealants until 1985. Black butyl sealant in the assessed area was installed in 2015 (based on the date stamp present on the door) and is not suspected to contain PCBs.

Non-PCB black butyl sealant, Entrance Vestibule (Loc. 48).

4.5.2 Lighting Ballasts

Based on information from the Client and confirmed by visual observations (e.g., evidence of T-8 fixtures with electronic ballasts and the presence of Light Emitting Diode (LED) lamps) the fixtures will not contain PCB ballasts.

4.5.3 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. 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.
2. 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.
3. Provide this report to the contractor prior to bidding or commencing work.

5.2 Building Renovation Work

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

5.2.1 Lead

Exposure from construction disturbance of paints containing lead less than 0.009% (90 mg/kg) is assumed to be insignificant.

Lead-containing items should be recycled when taken out of service.

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 or separate liquid mercury from components. Recycle and reclaim mercury from fluorescent lamps and thermostats when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.

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. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
9. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.
10. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
11. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
12. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.

13. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.

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Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, June 19, 2024

APPENDIX I

Drawings

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LEGEND

- (X) PINCHIN LOCATION NUMBER
- SURVEY BOUNDARY/ASSESSED AREA
- OUTSIDE ASSESSMENT SCOPE
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE

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 INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.

PINCHIN

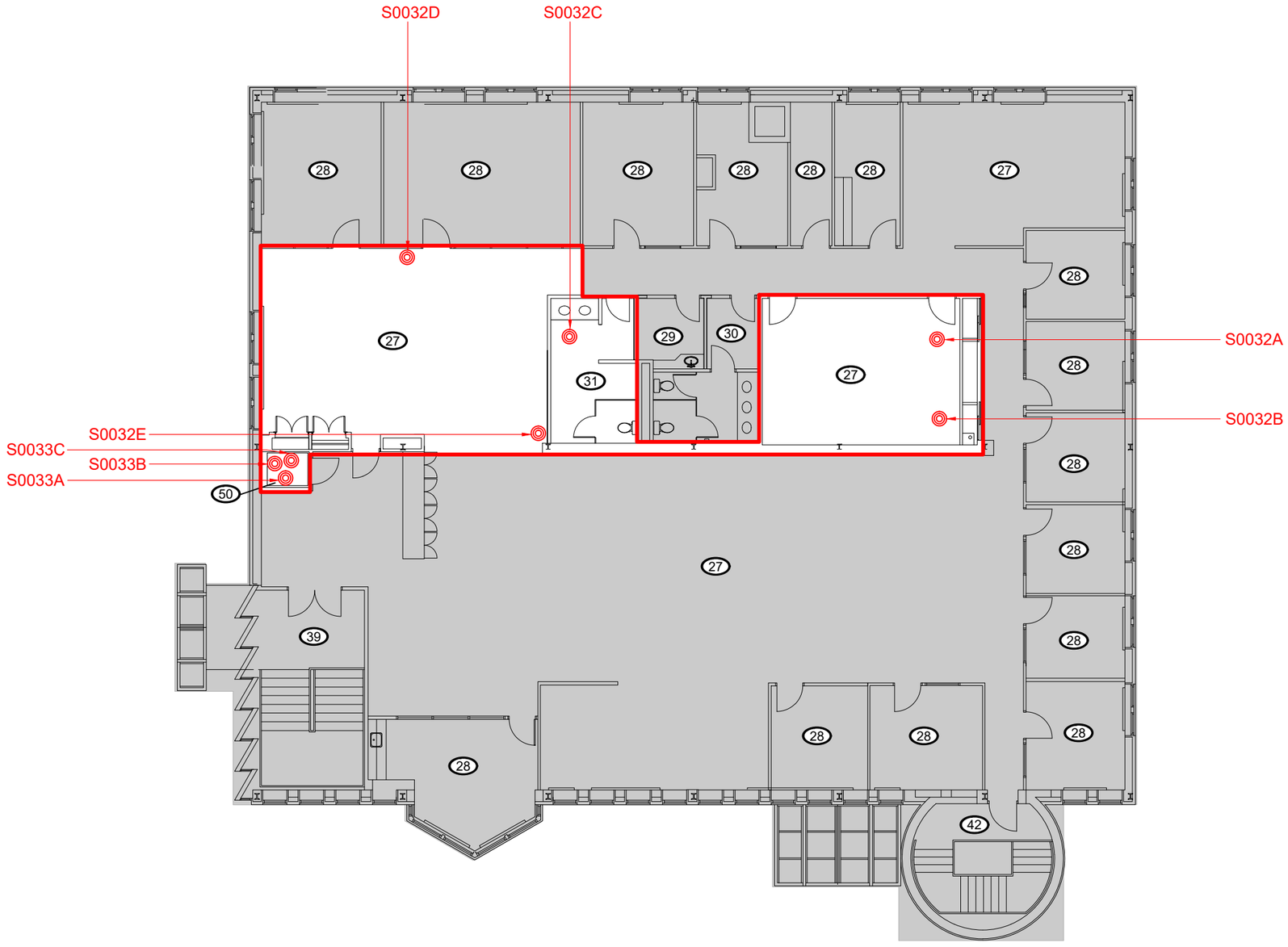
PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT (PRE-CONSTRUCTION)

CLIENT NAME:
CITY OF MISSISSAUGA

PROJECT LOCATION:
3185 MAVIS ROAD
MISSISSAUGA, ONTARIO

FIGURE NAME:
GROUND FLOOR

PROJECT NUMBER:	SCALE:
345030.000	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
DP	AS
DATE:	FIGURE NUMBER:
JULY 2024	1 OF 2



N

LEGEND

- (X) PINCHIN LOCATION NUMBER
- SURVEY BOUNDARY/ASSESSED AREA
- OUTSIDE ASSESSMENT SCOPE
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE

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 INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.

PINCHIN

PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT (PRE-CONSTRUCTION)

CLIENT NAME:
CITY OF MISSISSAUGA

PROJECT LOCATION:
3185 MAVIS ROAD
MISSISSAUGA, ONTARIO

FIGURE NAME:
SECOND FLOOR

PROJECT NUMBER:	SCALE:
345030.000	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
DP	AS
DATE:	FIGURE NUMBER:
JULY 2024	2 OF 2

APPENDIX II-A

Asbestos Analytical Certificates

Your Project #: 345030
Site Location: 3185 MAVIS RD
Your C.O.C. #: n/a

Attention: Anthony Rakic

Pinchin Ltd
2360 Meadowpine Blvd
Unit # 2
Mississauga, ON
CANADA L5N 6S2

Report Date: 2024/07/17
Report #: R8238123
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4L4919
Received: 2024/07/15, 11:50

Sample Matrix: Solid
Samples Received: 20

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Asbestos by PLM - 0.5 RDL (1)	20	N/A	2024/07/17	COR3SOP-00002	EPA 600R-93/116

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
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Bureau Veritas' Asbestos Laboratory is accredited by NVLAP for bulk asbestos analysis by polarized light microscopy, NVLAP Code 600136-0.

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Bureau Veritas' scope of accreditation includes EPA -- 40 CFR Appendix E to Subpart E of Part 763, "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" and EPA-600/R-93/116: "Method for the Determination of Asbestos in Bulk Building Materials".

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) P.O.B. - Percent of Bulk

Your Project #: 345030
Site Location: 3185 MAVIS RD
Your C.O.C. #: n/a

Attention: Anthony Rakic

Pinchin Ltd
2360 Meadowpine Blvd
Unit # 2
Mississauga, ON
CANADA L5N 6S2

Report Date: 2024/07/17
Report #: R8238123
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4L4919
Received: 2024/07/15, 11:50

When Asbestos data is reported with other data, this report contains data that are not covered by the NVLAP accreditation.

Encryption Key

Bureau Veritas
17 Jul 2024 14:34:05

Please direct all questions regarding this Certificate of Analysis to:
Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

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Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0030A WALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S

Bureau Veritas ID: ZSL994 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous off-white drywall joint compound	Not Detected		Non-Fibrous

S0030B WALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S

Bureau Veritas ID: ZSL995 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0030C WALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S

Bureau Veritas ID: ZSL996 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, “<0.50%”. “Not Detected” indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0031A CEILING,ALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S

Bureau Veritas ID: ZSL997 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0031B CEILING,ALL,DRYWALL AND JOINT COMPOUND,LOC:49,SPRINKLER ROOM

Bureau Veritas ID: ZSL998 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0031C CEILING,ALL,DRYWALL AND JOINT COMPOUND,LOC:49,SPRINKLER ROOM

Bureau Veritas ID: ZSL999 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, “<0.50%”. “Not Detected” indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0032A CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA

Bureau Veritas ID: ZSM000 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0032B CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA

Bureau Veritas ID: ZSM001 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0032C CEILING,DRYWALL AND JOINT COMPOUND,LOC:31,MEN'S WASHROOM

Bureau Veritas ID: ZSM002 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, “<0.50%”. “Not Detected” indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0032D CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA

Bureau Veritas ID: ZSM003 — Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0032E CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA

Bureau Veritas ID: ZSM004 — Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0033A WALL,DRYWALL AND JOINT COMPOUND,LOC:50,ELEVATOR PIT

Bureau Veritas ID: ZSM005 — Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	98	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous
Layer 2	2	Homogeneous grey cementitious material	Not Detected		Non-Fibrous
	Comment:	Layer is small in size			

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0033B WALL,DRYWALL AND JOINT COMPOUND,LOC:50,ELEVATOR PIT

Bureau Veritas ID: ZSM006 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0033C WALL,DRYWALL AND JOINT COMPOUND,LOC:50,ELEVATOR PIT

Bureau Veritas ID: ZSM007 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

S0034A WALL,MORTAR,LOC:48,ENTRANCE VESTIBULE

Bureau Veritas ID: ZSM008 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey cementitious material	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0034B WALL,MORTAR,LOC:48,ENTRANCE VESTIBULE

Bureau Veritas ID: ZSM009 | Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey cementitious material	Not Detected		Non-Fibrous

S0034C WALL,MORTAR,LOC:48,ENTRANCE VESTIBULE

Bureau Veritas ID: ZSM010 | Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey cementitious material	Not Detected		Non-Fibrous

S0035A WALL,BASE,MASTIC,LIGHT YELLOW,LOC:47,CORRIDOR MEN'S

Bureau Veritas ID: ZSM011 | Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous off-white mastic	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, “<0.50%”. “Not Detected” indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0035B WALL,BASE,MASTIC,LIGHT YELLOW,LOC:47,CORRIDOR MEN'S

Bureau Veritas ID: ZSM012 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous off-white mastic	Not Detected		Non-Fibrous

S0035C WALL,BASE,MASTIC,LIGHT YELLOW,LOC:47,CORRIDOR MEN'S

Bureau Veritas ID: ZSM013 Date Analyzed: 2024/07/17

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous off-white mastic	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

TEST SUMMARY

Bureau Veritas ID: ZSL994 **Collected:** 2024/07/12
Sample ID: S0030A WALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSL994 Dup **Collected:** 2024/07/12
Sample ID: S0030A WALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSL995 **Collected:** 2024/07/12
Sample ID: S0030B WALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSL996 **Collected:** 2024/07/12
Sample ID: S0030C WALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSL997 **Collected:** 2024/07/12
Sample ID: S0031A CEILING,ALL,DRYWALL AND JOINT COMPOUND,LOC:47,CORRIDOR MEN'S **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSL998 **Collected:** 2024/07/12
Sample ID: S0031B CEILING,ALL,DRYWALL AND JOINT COMPOUND,LOC:49,SPRINKLER ROOM **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSL999 **Collected:** 2024/07/12
Sample ID: S0031C CEILING,ALL,DRYWALL AND JOINT COMPOUND,LOC:49,SPRINKLER ROOM **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

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Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

TEST SUMMARY

Bureau Veritas ID: ZSM000 **Collected:** 2024/07/12
Sample ID: S0032A CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM001 **Collected:** 2024/07/12
Sample ID: S0032B CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM002 **Collected:** 2024/07/12
Sample ID: S0032C CEILING,DRYWALL AND JOINT COMPOUND,LOC:31,MEN'S WASHROOM **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM003 **Collected:** 2024/07/12
Sample ID: S0032D CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM004 **Collected:** 2024/07/12
Sample ID: S0032E CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM004 Dup **Collected:** 2024/07/12
Sample ID: S0032E CEILING,DRYWALL AND JOINT COMPOUND,LOC:27,OPEN OFFICE AREA **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM005 **Collected:** 2024/07/12
Sample ID: S0033A WALL,DRYWALL AND JOINT COMPOUND,LOC:50,ELEVATOR PIT **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

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TEST SUMMARY

Bureau Veritas ID: ZSM006 **Collected:** 2024/07/12
Sample ID: S0033B WALL,DRYWALL AND JOINT COMPOUND,LOC:50,ELEVATOR PIT **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM007 **Collected:** 2024/07/12
Sample ID: S0033C WALL,DRYWALL AND JOINT COMPOUND,LOC:50,ELEVATOR PIT **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM008 **Collected:** 2024/07/12
Sample ID: S0034A WALL,MORTAR,LOC:48,ENTRANCE VESTIBULE **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM009 **Collected:** 2024/07/12
Sample ID: S0034B WALL,MORTAR,LOC:48,ENTRANCE VESTIBULE **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM010 **Collected:** 2024/07/12
Sample ID: S0034C WALL,MORTAR,LOC:48,ENTRANCE VESTIBULE **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM011 **Collected:** 2024/07/12
Sample ID: S0035A WALL,BASE,MASTIC,LIGHT YELLOW,LOC:47,CORRIDOR MEN'S **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

Bureau Veritas ID: ZSM012 **Collected:** 2024/07/12
Sample ID: S0035B WALL,BASE,MASTIC,LIGHT YELLOW,LOC:47,CORRIDOR MEN'S **Shipped:**
Matrix: Solid **Received:** 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

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Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

TEST SUMMARY

Bureau Veritas ID: ZSM013
Sample ID: S0035C WALL,BASE,MASTIC,LIGHT YELLOW,LOC:47,CORRIDOR MEN'S
Matrix: Solid

Collected: 2024/07/12
Shipped:
Received: 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9516866	N/A		Dina Yousif

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GENERAL COMMENTS

Results relate only to the items tested.

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Bureau Veritas Job #: C4L4919
Report Date: 2024/07/17

Pinchin Ltd
Client Project #: 345030
Site Location: 3185 MAVIS RD
Sampler Initials: AS

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Dina Yousif, Analyst 2

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15-Jul-24 11:50
Antonella Brasil
C4L4919

A3P ENV-777

Analyzed by:_____
Reviewed by:_____
Report Sent by:_____

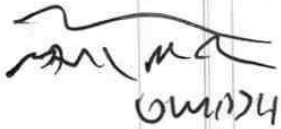
Pinchin Ltd. - Asbestos Laboratory
Internal Asbestos Bulk Sample Chain of Custody

Client Name:	City Of Miss			**Project Address:**	3185 Mavis Rd		
Portfolio/Building No:				**Pinchin File:**	345030		
Submitted by:	Aman Sharma			**Email:**	asharma@pinchin.com		
CC Results to:	Anthony Rakic			**CC Email:**	arakic@pinchin.com		
Date Submitted:	July	12	2024	**Required by:**	Month	Day	2020
# of Samples:	20			**Priority:**	5 Day Turnaround		
Year of Building Construction (*Mandatory, Years ONLY*):				1956			
Do NOT Stop on Positive (Sample Numbers):							
Pinchin Group Company (*Mandatory Field*):				Pinchin			
HMIS2 Building Reference #:				136523/202461289248385			
To be Completed by Lab Personnel Only:							
Lab Reference #:				**Time:**	24 hour clock		
Received by:				**Date:**	Month	Day	Year
Name(s) of Analyst(s):	JUL 12 2024						

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0030	A	Wall,Drywall And Joint Compound,Loc:47,Corridor Men's
S	0030	B	Wall,Drywall And Joint Compound,Loc:47,Corridor Men's
S	0030	C	Wall,Drywall And Joint Compound,Loc:47,Corridor Men's
S	0031	A	Ceiling,All,Drywall And Joint Compound,Loc:47,Corridor Men's
S	0031	B	Ceiling,All,Drywall And Joint Compound,Loc:49,Sprinkler Room
S	0031	C	Ceiling,All,Drywall And Joint Compound,Loc:49,Sprinkler Room
S	0032	A	Ceiling,Drywall And Joint Compound,Loc:27,Open Office Area
S	0032	B	Ceiling,Drywall And Joint Compound,Loc:27,Open Office Area

Page 1 of 2

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0032	C	Ceiling,Drywall And Joint Compound,Loc:31,Men's Washroom
S	0032	D	Ceiling,Drywall And Joint Compound,Loc:27,Open Office Area
S	0032	E	Ceiling,Drywall And Joint Compound,Loc:27,Open Office Area
S	0033	A	Wall,Drywall And Joint Compound,Loc:50,Elevator Pit
S	0033	B	Wall,Drywall And Joint Compound,Loc:50,Elevator Pit
S	0033	C	Wall,Drywall And Joint Compound,Loc:50,Elevator Pit
S	0034	A	Wall,Mortar,Loc:48,Entrance Vestibule
S	0034	B	Wall,Mortar,Loc:48,Entrance Vestibule
S	0034	C	Wall,Mortar,Loc:48,Entrance Vestibule
S	0035	A	Wall,Base,Mastic,Light Yellow,Loc:47,Corridor Men's
S	0035	B	Wall,Base,Mastic,Light Yellow,Loc:47,Corridor Men's
S	0035	C	Wall,Base,Mastic,Light Yellow,Loc:47,Corridor Men's



APPENDIX II-B

Lead Analytical Certificates

Your Project #: 345030
Your C.O.C. #: n/a

Attention: Aman Sharma

Pinchin Ltd
2360 Meadowpine Blvd
Unit # 2
Mississauga, ON
CANADA L5N 6S2

Report Date: 2024/07/19
Report #: R8242199
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4L4985
Received: 2024/07/15, 11:50

Sample Matrix: Solid
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Metals in Paint	1	2024/07/18	2024/07/19	CAM SOP-00408	EPA 6010D m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

Your Project #: 345030
Your C.O.C. #: n/a

Attention: Aman Sharma

Pinchin Ltd
2360 Meadowpine Blvd
Unit # 2
Mississauga, ON
CANADA L5N 6S2

Report Date: 2024/07/19
Report #: R8242199
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4L4985
Received: 2024/07/15, 11:50

Encryption Key

AUTHORIZED REPORT
RAPPORT AUTORISÉ

Bureau Veritas
19 Jul 2024 18:10:41

Please direct all questions regarding this Certificate of Analysis to:
Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

==========

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ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)

Bureau Veritas ID		ZSM400		
Sampling Date		2024/07/12		
COC Number		n/a		
	UNITS	L0013, WHITE,LOC:47,CORRIDOR MEN'S	RDL	QC Batch
Metals				
Lead (Pb)	%	0.00021	0.00017	9523531

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C4L4985
Report Date: 2024/07/19

Pinchin Ltd
Client Project #: 345030
Sampler Initials: SC

TEST SUMMARY

Bureau Veritas ID: ZSM400
Sample ID: L0013, WHITE,LOC:47,CORRIDOR MEN'S
Matrix: Solid

Collected: 2024/07/12
Shipped:
Received: 2024/07/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9523531	2024/07/18	2024/07/19	Medhat Nasr

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GENERAL COMMENTS

Sample ZSM400 [L0013, WHITE,LOC:47,CORRIDOR MEN'S] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Matrix Spike		Method Blank		RPD		QC Standard	
QC Batch	Parameter	Date	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9523531	Lead (Pb)	2024/07/18	NC (1)	75 - 125	<0.00010	%	6.4	35	99	75 - 125

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

(1) The recovery in the matrix spike was not calculated (NC). Because of the high concentration of this analyte in the parent sample, the relative difference between the spiked and unspiked concentrations is not sufficiently significant to permit a reliable recovery calculation.

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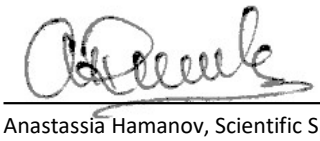
VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:



Anastassia Hamanov, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

BUREAU VERITAS

6740 Campobello Road, Mississauga, Ontario L5N 2L8
Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266
CAM FCD-01191/6

CHAIN OF CUSTODY RECORD

Page _____ of _____

Invoice Information	Report Information (if differs from invoice)	Project Information (where applicable)	Turnaround Time (TAT) Required
Company Name: Pinchin Ltd.	Company Name:	Quotation #:	[X] Regular TAT (5-7 days) Most analyses
Contact Name: Aman Sharma, Anthony Rakic	Contact Name:	P.O. #/ AFE#:	PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS
Address: 2360 Meadowpine Blvd Unit 2	Address:	Project #: 345030	Rush TAT (Surcharges will be applied)
Mississauga, ON L5N 6S2		Site Location:	[ ] 1 Day [ ] 2 Days [ ] 3-4 Days
Phone: (905) 363-0678 Fax:	Phone: Fax:	Site #:	
Email: asharma@pinchin.com, arakic@pinchin.com	Email:	Site Location Province: _____ ON	Date Required:
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY		Sampled By: Stephen Cumpsty	Rush Confirmation #:

Regulation 153	Other Regulations
[ ] Table 1 [ ] Res/Park [ ] Med/ Fine	[ ] CCME [ ] Sanitary Sewer Bylaw
[ ] Table 2 [ ] Ind/Comm [ ] Coarse	[ ] MISA [ ] Storm Sewer Bylaw
[ ] Table 3 [ ] Agri/ Other	[ ] PWQO Region _____
[ ] Table _____	[ ] Other (Specify) _____
FOR RSC (PLEASE CIRCLE) Y / N	[ ] REG 558 (MIN. 3 DAY TAT REQUIRED)
	[ ] REG 406 Table _____

Include Criteria on Certificate of Analysis: Y / N

SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

SAMPLE IDENTIFICATION	DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH:MM)	MATRIX	# OF CONTAINERS SUBMITTED	FIELD FILTERED (CIRCLE) Metals / Hg / CrVI	BTEX/ PHC F1	PHCs F2 - F4	VOCs	REG 153 METALS & INORGANICS	REG 153 ICPMS METALS	REG 153 METALS (Hg, Cr VI, ICPMS Metals, HWS - B)	Lead (Pb) in Paints	PCBs							HOLD- DO NOT ANALYZE
L0013, White,Loc:47,Corridor Men's	2024-07-12		BULK									X								

Analysis Requested: Flame Atomic Absorption

LABORATORY USE ONLY

CUSTODY SEAL Y / N		COOLER TEMPERATURES
Present	Intact	
✓	✓	

COOLING MEDIA PRESENT: Y / (N)

COMMENTS

RELINQUISHED BY: (Signature/Print)	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	RECEIVED BY: (Signature/Print)	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	BV JOB #
Aman Sharma	2024-07-12					

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms available at https://www.bvna.com/coc-terms-and-conditions

15-Jul-24 11:50
Antonella Brasil
C4L4985

A3P ENV-1376

APPENDIX III
Methodology

1.0 GENERAL

An investigation 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 investigation 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, or a material that has already become crushed, pulverized, or powdered.

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 of select materials 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:

Jurisdiction	Friable	Non-Friable
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.

Asbestos materials were evaluated in order to make recommendations regarding any remedial work. The priority for remedial action was based on several factors:

- Friability (friable or non-friable)
- Condition (good, fair, poor, debris)
- Accessibility (ranking from accessible to all building users to inaccessible)
- Visibility (whether the material is obscured by other building components)
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition)

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 were 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.

Jurisdiction	Units (%)	Units (ppm) / (mg/kg)
Ontario	0.1	1,000

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 were identified by visual 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.

Fluids (mineral oil, hydraulic, Aroclor or Askarel) in transformers or other equipment were not sampled for PCB content.

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.

APPENDIX IV

Location Summary Report

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

LOCATIONS LIST

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:City Of Mississauga
Site: 3185 Mavis Road, Mississuaga, ON
Building Name: Mavis Works Yard - Office
Survey Date:
Last Re-Assessment:
Building Phases: A: 1956

Location No.	Name or Description	Area ft²	Floor No.	Bldg. Phase	Notes
27	Open Office Area	4200	2	A	
31	Men's Washroom	200	2	A	
47	Corridor Men's	110	G	A	Outside of men's changeroom/washroom
48	Entrance Vestibule	150	G	A	
49	Sprinkler Room	50	G	A	In men's change room
50	Elevator Pit	20	2	A	Limited access, Only assessed above 2nd floor elevator ceiling

APPENDIX V

Hazardous Materials Summary Report / Sample Log

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

HAZARDOUS MATERIALS SUMMARY / SAMPLE LOG

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office** **Survey Date:**

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V0001	Wall | | Drywall And Joint Compound | Drywall Joint Compound, Loc. 3	27,31	A	0	0	0	100	None Detected	No	
Asbestos	V0016	Ceiling | | Drywall And Joint Compound |	31	A	0	200	0	0	None Detected	No	
Asbestos	V0017	Wall | | Mortar |	47,49	A	0	240	0	0	None Detected	No	
Asbestos	V0018	Floor | All | Vinyl Floor Tile And Mastic | 12x12 Green With Dark Green Flecks	47,49	A	0	160	0	0	None Detected	No	
Asbestos	S0020 ABCDE	Wall | | Drywall And Joint Compound | Partition Wall	27,31	A	0	2500	0	0	None Detected	No	
Asbestos	S0021 AD	Wall | | Drywall And Joint Compound | Perimeter Wall	27	A	0	1000	0	0	None Detected	No	
Asbestos	S0022 AB	Floor | | Vinyl Floor Tile And Mastic | 12x12 Grey With White And Dark Grey Flecks	27	A	0	20	0	0	None Detected	No	
Asbestos	S0030 ABC	Wall | | Drywall And Joint Compound |	47,48	A	0	400	0	0	None Detected	No	
Asbestos	S0031 ABC	Ceiling | All | Drywall And Joint Compound |	47,48,49	A	0	310	0	0	None Detected	No	
Asbestos	S0032 ABCDE	Ceiling | | Drywall And Joint Compound |	27,31	A	0	2200	0	0	None Detected	No	
Asbestos	S0033 ABC	Wall | | Drywall And Joint Compound |	50	A	0	80	0	0	None Detected	No	
Asbestos	S0034 ABC	Wall | | Mortar |	48,50	A	0	150	0	0	None Detected	No	
Asbestos	S0035 ABC	Wall | Base | Mastic | Light Yellow	47,49	A	55	0	0	0	None Detected	No	
Asbestos	V0000	Ceiling | | Ceiling Tiles (lay-in) | 24x48 Small Fissures And Pinholes	27	A	0	100	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling | | Ceiling Tiles (lay-in) | 24x48 Textured Ceiling With Small Pinholes	27	A	0	1400	0	0	Non Asbestos	No	
Asbestos	V0000	Duct | Supply Air | Fibreglass |	27,31	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor | | Carpet |	27,31	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor | | Ceramic Tiles | 2x2 Beige Ceramic Tile	31	A	0	70	0	0	Non Asbestos	No	
Asbestos	V0000	Floor | | Marble | Stone	48	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor | | Metal |	50	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment | Unit Heater | Not Insulated |	48	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Other | Door | Caulking | Black Butyl Sealant	48	A	20	0	0	0	Non	No	

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
									Asbestos		
Asbestos	V0000	Piping | All | Fibreglass |	27,31	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping | Sprinkler, All | Not Insulated |	27,31,49,50	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure | All | Metal |	50	A	0	20	0	0	Non Asbestos	No	
Asbestos	V0000	Structure | Beam Deck Joist | Steel |	27	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | | Concrete (poured) |	49	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | | Masonry | Block Wall	47,49	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | | Masonry | Brick Wall	48,50	A	0	150	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | | Plastic | Partition Wall	27	A	0	3000	0	0	Non Asbestos	No	
Paint	V0006	Wall | Metal | Light Blue Paint On Metal Window Frame	27	A	0	100	0	0		No	-
Paint	V0007	Wall | Metal | Light Grey Paint On Metal Door And Frame	27,31,47,48	A	0	825	0	0		No	-
Paint	V0008	Wall | Drywall And Joint Compound | White Paint	27,31,47,49	A	0	10440	0	0		No	-
Paint	V0009	Ceiling | Drywall And Joint Compound | Light Grey Paint	31	A	0	500	0	0		No	-
Paint	L0013	Wall | Drywall And Joint Compound | White	47,48	A	0	400	0	0		No	-
Lead Product	V9000	Batteries In Emer. Lights	31	A	0	0	1	0	Lead Product	Yes	-
Lead Product	V9500	Batteries In Emer. Lights	47,48	A	0	0	2	0	Presumed Lead Product	Yes	-
PCB	V0000	Light Ballasts	27,31,47,48,49,50	A	0	0	0	0	-	No	-
Hg	V9000	Light Fixture	27,47,48,49	A	0	0	108	0	Hg	Yes	-
Hg	V9000	Thermostat	48	A	0	0	1	0	Hg	Yes	-
Hg	V0000	Light Fixture	31,50	A	0	0	0	0	-	No	-
Hg	V0000	Thermostat	27	A	0	0	4	0	-	No	-

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
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

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage

NF	Non Friable material.
F	Friable material
PF	Potentially Friable material

APPENDIX VI

HMIS All Data Report

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #27 : Open Office Area **Floor: 2** **Room #:** **Area (sqft): 4200**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

ASBESTOS

System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling[1]		Ceiling Tiles (lay-in)			C	Y		1000			SF	V0004	[None]	N.D.	[Abated]	
Ceiling[2]		Ceiling Tiles (lay-in), 24x48 textured ceiling with small pinholes			C	Y		1400			SF	V0000	Non-Asbestos		None	
Ceiling[3]		Ceiling Tiles (lay-in), 24x48 small fissures and pinholes			C	Y		100			SF	V0000	Non-Asbestos		None	
Ceiling[4]		Drywall and joint compound		Ceiling Tiles (lay-in)	C	N		2000			SF	S0032ABDE	None Detected	N.D.	None	
Duct	Supply Air	Fibreglass										V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, 12x12 Grey with white and dark Grey flecks			A	Y		20			SF	S0022AB	None Detected	N.D.	None	
Floor		Carpet			A	Y						V0000	Non-Asbestos		None	
Mechanical Equipment		None Found														
Piping	All	Fibreglass			C	N						V0000	Non-Asbestos		None	
Piping	Sprinkler	Not Insulated										V0000	Non-Asbestos		None	
Structure	Beam Deck Joist	Steel			C	N						V0000	Non-Asbestos		None	
Wall		Drywall and joint compound			A	Y		100			%	V0001	None Detected	N.D.	None	
Wall		Drywall and joint compound, Perimeter wall			A	Y		1000			SF	S0021AD	None Detected	N.D.	None	
Wall		Drywall and joint compound, Partition wall			A	Y		2000			SF	S0020ABCDE	None Detected	N.D.	None	
Wall		Plastic, Partition wall			A	Y		3000			SF	V0000	Non-Asbestos		None	

1 - Not observed during 2023 assessment.
2 - Date: 07/08/08
3 - Dated 01/03/14
4 - Above ceiling tiles

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #27 : Open Office Area **Floor: 2** **Room #:** **Area (sqft): 4200**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Metal	700		SF	V0007	Light grey paint on metal door and frame	Pb: <0.0044 %	No
Wall	Drywall and joint compound	10000		SF	V0008	White paint	Pb: <0.0052 %	No
Wall[1]	Metal	100		SF	V0006	Light blue paint on metal window frame	Pb: <0.0057 %	No

1 - Also on metal window frame

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #27 : Open Office Area **Floor: 2** **Room #:** **Area (sqft): 4200**

Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	**Quantity**	**Unit**	**Sample**	**Hazard**
Thermostat	4	EA	V0000	
Light Fixture[1]	100	EA	V9000	Yes

1 - T8

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #27 : Open Office Area **Floor: 2** **Room #:** **Area (sqft): 4200**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PCB						
Component	**Quantity**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Light Ballasts[1]			V0000			No

1 - T8

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #31 : Men's Washroom **Floor: 2** **Room #:** **Area (sqft): 200**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)			C	Y		200			SF	V0004	[None]	N.D.	[Abated]	
Ceiling		Drywall and joint compound			A	Y		200			SF	V0016	None Detected	N.D.	None	
Ceiling[1]		Drywall and joint compound		Ceiling Tiles (lay-in)	C	N		200			SF	S0032C	None Detected	N.D.	None	
Duct	Supply Air	Fibreglass										V0000	Non-Asbestos		None	
Duct	Supply Air	Fibreglass										V0000	Non-Asbestos		None	
Floor		Ceramic Tiles, 2x2 beige ceramic tile			A	Y		70			SF	V0000	Non-Asbestos		None	
Floor		Carpet			A	Y						V0000	Non-Asbestos		None	
Mechanical Equipment		None Found														
Mechanical Equipment		None Found														
Piping	All	Fibreglass			C	N						V0000	Non-Asbestos		None	
Piping	All	Fibreglass			C	N						V0000	Non-Asbestos		None	
Piping	Sprinkler	Not Insulated										V0000	Non-Asbestos		None	
Piping	Sprinkler	Not Insulated										V0000	Non-Asbestos		None	
Structure		None Found														
Structure		None Found														
Wall		Drywall and joint compound			A	Y		100			%	V0001	None Detected	N.D.	None	
Wall		Drywall and joint compound			A	Y		100			%	V0001	None Detected	N.D.	None	
Wall		Drywall and joint compound, Partition wall			A	Y		500			SF	V0020	None Detected	N.D.	None	

1 - Above ceiling tiles

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #31 : Men's Washroom **Floor: 2** **Room #:** **Area (sqft): 200**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Metal	25		SF	V0007	Light grey paint on metal door and frame	Pb: <0.0044 %	No
Ceiling	Drywall and joint compound	200		SF	V0008	White paint	Pb: <0.0052 %	No
Ceiling	Drywall and joint compound	500		SF	V0009	Light grey paint	Pb: <0.0033 %	No

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #31 : Men's Washroom **Floor: 2** **Room #:** **Area (sqft): 200**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries In Emer. Lights	1	EA	V9000	Yes

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #31 : Men's Washroom **Floor: 2** **Room #:** **Area (sqft): 200**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture[1]			V0000	

1 - LED

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #31 : Men's Washroom **Floor: 2** **Room #:** **Area (sqft): 200**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts[1]			V0000			No

1 - LED

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #47 : Corridor Men's **Floor: G** **Room #:** **Area (sqft): 110**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Drywall and joint compound			C	Y		110			SF	S0031A	None Detected	N.D.	None	
Duct		None Found														
Floor	All	Vinyl Floor Tile and Mastic, 12x12 green with dark green flecks			A	Y		110			SF	V0018	None Detected	N.D.	None	
Mechanical Equipment	All	None Found														
Piping		None Found														
Structure	Not Accessible	None Found														
Wall		Drywall and joint compound			A	Y		200			SF	S0030ABC	None Detected	N.D.	None	
Wall		Masonry, Block wall			A	Y					SF	V0000	Non-Asbestos		None	
Wall		Mortar, Block wall		Masonry	A	Y		120			SF	V0017	None Detected	N.D.	None	
Wall[1]	Base	Mastic, Light yellow		Rubber	D	N		30			LF	S0035ABC	None Detected	N.D.	None	

Outside of men's changeroom/washroom
1 - 4" black baseboard

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #47 : Corridor Men's **Floor: G** **Room #:** **Area (sqft): 110**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Drywall and joint compound	200		SF	L0013	White	Pb: 0.00021 %	No
Other[1]	Metal	80		SF	V0007	Light grey on door	Pb: <0.0044 %	No
Wall	Masonry	120		SF	V0008	White on block	Pb: <0.0052 %	No

Outside of men's changeroom/washroom
1 - 4 doors, including elevator door

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #47 : Corridor Men's **Floor: G** **Room #:** **Area (sqft): 110**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries In Emer. Lights	1	EA	V9500	Presumed

Outside of men's changeroom/washroom

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #47 : Corridor Men's **Floor: G** **Room #:** **Area (sqft): 110**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	**Quantity**	**Unit**	**Sample**	**Hazard**
Light Fixture[1]	2	EA	V9000	Yes

Outside of men's changeroom/washroom
1 - T8

Client: City Of Mississauga
Site: 3185 Mavis Road, Mississuaga, ON
Building Name: Mavis Works Yard - Office
Location: #47 : Corridor Men's
Floor: G
Room #:
Area (sqft): 110
Survey Date: 2024-07-12
Last Re-Assessment: 0000-00-00

PCB						
Component	**Quantity**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Light Ballasts[1]			V0000			No

Outside of men's changeroom/washroom
1 - T8

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #48 : Entrance Vestibule **Floor: G** **Room #:** **Area (sqft): 150**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Drywall and joint compound			C	Y		150			SF	V0031	None Detected	N.D.	None	
Duct		None Found														
Floor		Marble, Stone			A	Y					SF	V0000	Non-Asbestos		None	
Mechanical Equipment	Unit Heater	Not Insulated			A	Y						V0000	Non-Asbestos		None	
Other[1]	Door	Caulking, Black butyl sealant			A	Y		20			LF	V0000	Non-Asbestos		None	
Other	Door	Caulking, Black butyl sealant			A	Y					LF	V0000	Non-Asbestos		None	
Piping		None Found														
Structure	Not Accessible	None Found														
Wall		Drywall and joint compound			A	Y		200			SF	V0030	None Detected	N.D.	None	
Wall		Masonry, Brick wall			A	Y		110			SF	V0000	Non-Asbestos		None	
Wall		Mortar		Masonry	A	Y		110			SF	S0034ABC	None Detected	N.D.	None	

1 - 2015 installed door

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #48 : Entrance Vestibule **Floor: G** **Room #:** **Area (sqft): 150**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Drywall and joint compound	200		SF	V0013	White	Pb: 0.00021 %	No
Other[1]	Metal	20		SF	V0007	Light grey on door	Pb: <0.0044 %	No

1 - 1 door

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #48 : Entrance Vestibule **Floor: G** **Room #:** **Area (sqft): 150**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries In Emer. Lights	1	EA	V9500	Presumed

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #48 : Entrance Vestibule **Floor: G** **Room #:** **Area (sqft): 150**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture[1]	4	EA	V9000	Yes
Thermostat	1	EA	V9000	Yes

1 - T8

Client: City Of Mississauga
Site: 3185 Mavis Road, Mississuaga, ON
Building Name: Mavis Works Yard - Office
Location: #48 : Entrance Vestibule
Floor: G
Room #:
Area (sqft): 150
Survey Date: 2024-07-12
Last Re-Assessment: 0000-00-00

PCB						
Component	**Quantity**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Light Ballasts[1]			V0000			No

1 - T8

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #49 : Sprinkler Room **Floor: G** **Room #:** **Area (sqft): 50**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Drywall and joint compound			C	Y		50			SF	S0031BC	None Detected	N.D.	None	
Duct		None Found														
Floor	All	Vinyl Floor Tile and Mastic, 12x12 green with dark green flecks			A	Y		50			SF	V0018	None Detected	N.D.	None	
Mechanical Equipment	All	None Found														
Piping		Not Insulated			A	Y						V0000	Non-Asbestos		None	
Structure	Not Accessible	None Found														
Wall[1]		Concrete (poured)			A	Y						V0000	Non-Asbestos		None	
Wall		Masonry, Block wall			A	Y					SF	V0000	Non-Asbestos		None	
Wall		Mortar, Block wall		Masonry	A	Y		120			SF	V0017	None Detected	N.D.	None	
Wall[2]	Base	Mastic, Light yellow		Rubber	D	N		25			LF	V0035	None Detected	N.D.	None	

In men's change room
1 - Behind sprinkler
2 - 4" black baseboard

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #49 : Sprinkler Room **Floor: G** **Room #:** **Area (sqft): 50**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry	120		SF	V0008	White on block	Pb: <0.0052 %	No

In men's change room

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #49 : Sprinkler Room **Floor: G** **Room #:** **Area (sqft): 50**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture[1]	2	EA	V9000	Yes

In men's change room
1 - T8

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #49 : Sprinkler Room **Floor: G** **Room #:** **Area (sqft): 50**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts[1]			V0000			No

In men's change room
1 - T8

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #50 : Elevator Pit **Floor: 2** **Room #:** **Area (sqft): 20**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		None Found									SF					
Duct	All	None Found														
Floor[1]		Metal			A	Y						V0000	Non-Asbestos		None	
Mechanical Equipment	All	None Found														
Piping	All	Not Insulated			C	N						V0000	Non-Asbestos		None	
Structure	All	Metal			C	N		20			SF	V0000	Non-Asbestos		None	
Wall		Drywall and joint compound			C	Y		80			SF	S0033ABC	None Detected	N.D.	None	
Wall		Masonry, Brick wall			A	Y		40			SF	V0000	Non-Asbestos		None	
Wall		Mortar		Masonry	A	Y		40			SF	V0034	None Detected	N.D.	None	

Limited access, Only assessed above 2nd floor elevator ceiling
1 - Elevator floor

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #50 : Elevator Pit **Floor: 2** **Room #:** **Area (sqft): 20**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture[1]		EA	V0000	

Limited access, Only assessed above 2nd floor elevator ceiling
1 - LED

Client: City Of Mississauga **Site: 3185 Mavis Road, Mississuaga, ON** **Building Name: Mavis Works Yard - Office**
Location: #50 : Elevator Pit **Floor: 2** **Room #:** **Area (sqft): 20**
Survey Date: 2024-07-12 **Last Re-Assessment: 0000-00-00**

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts[1]			V0000			No

Limited access, Only assessed above 2nd floor elevator ceiling
1 - LED

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
V####	Material is visually identified to be identical to S####
V0000	Known non hazardous material
V9000	Material visually identified as a Hazardous Material
V9500	Material is presumed to be a hazardous material

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage
LF	Linear feet

Other	
A	Access
V	Visible
AP	Air Plenum
F	Friable material
NF	Non Friable material
PF	Potentially Friable material
Pb	Lead
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.
L	The material is partially visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceiling system or access panels) to view completely and access. Includes partially viewed access points to crawlspaces, attic spaces, etc. without entering. Observations are 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 a hazardous material, either by analytical results or by visible identification.
	The material is presumed to be a hazardous material, based on visual appearance, and was not sampled due to limited access or the non-destructive nature of sampling.

APPENDIX VII

Additional Photographs

V0016 (None), Ceiling, Drywall and joint compound, Men's Washroom (Location #: 31).

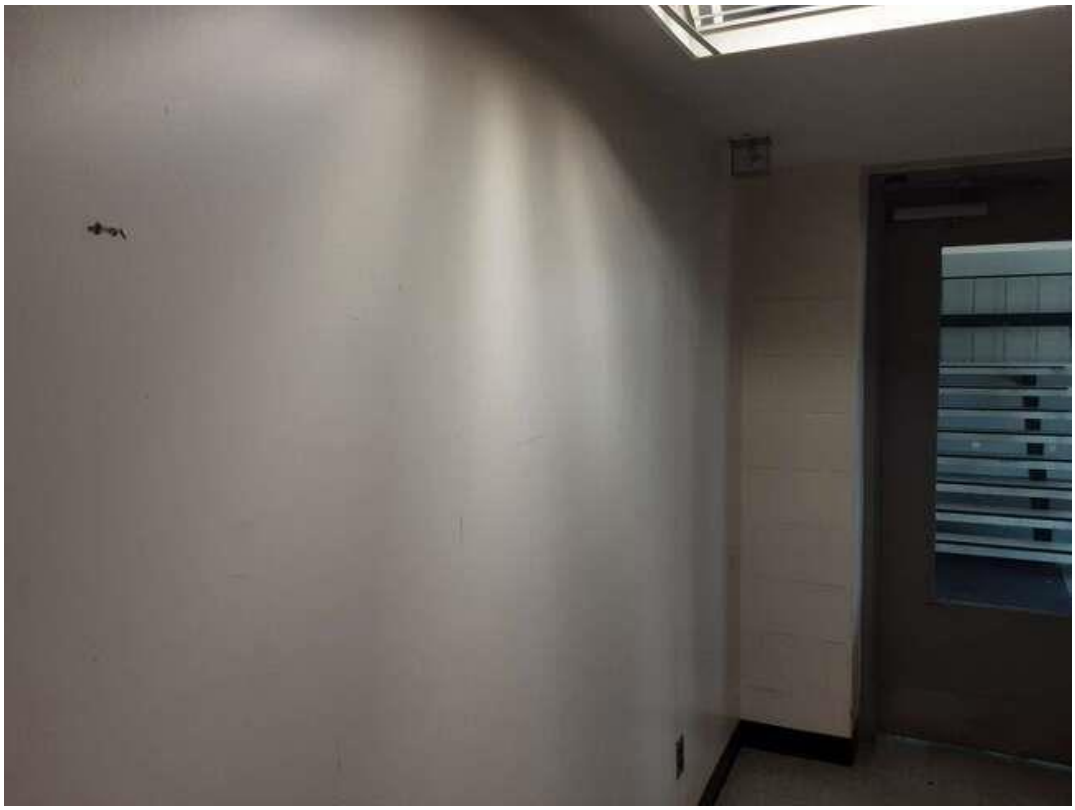
V0017 (None), Block wall, Wall, Mortar, Corridor Men's (Location #: 47).

V0018 (None), 12 x 12 green with dark green flecks, Floor, All, Vinyl Floor Tile and Mastic, Corridor Men's (Location #: 47).

V0018 (None), 12 x 12 green with dark green flecks, Floor, All, Vinyl Floor Tile and Mastic, Sprinkler Room (Location #: 49).

V0020 (None), Partition wall, Wall, Drywall and joint compound, Men's Washroom (Location #: 31).

S0021A (None), Perimeter wall, Wall, Drywall and joint compound, Open Office Area (Location #: 27).



S0030A (None), Wall, Drywall and joint compound, Corridor Men's (Location #: 47).

S0030A (None), Wall, Drywall and joint compound, Corridor Men's (Location #: 47).

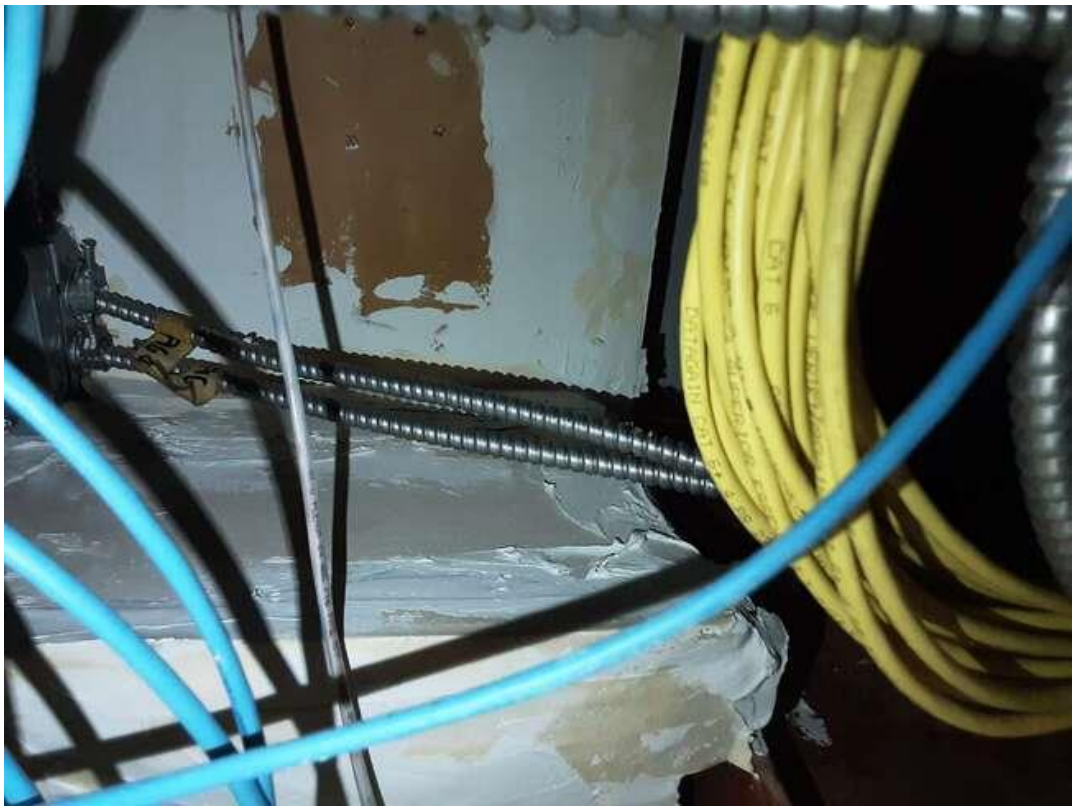
S0031A (None), Ceiling, All, Drywall and joint compound, Corridor Men's (Location #: 47).

S0031B (None), Ceiling, All, Drywall and joint compound, Sprinkler Room (Location #: 49).

S0032A (None), Ceiling, Drywall and joint compound, Open Office Area (Location #: 27).
Above ceiling tiles

S0032A (None), Ceiling, Drywall and joint compound, Open Office Area (Location #: 27).
Above ceiling tiles

S0032D (None), Ceiling, Drywall and joint compound, Open Office Area (Location #: 27).
Above ceiling tiles.



S0032E (None), Ceiling, Drywall and joint compound, Open Office Area (Location #: 27).
Above ceiling tiles.

S0032C (None), Ceiling, Drywall and joint compound, Men's Washroom (Location #: 31).
Above ceiling tiles.

S0032C (None), Ceiling, Drywall and joint compound, Men's Washroom (Location #: 31).
Above ceiling tiles.

S0033A (None), Wall, Drywall and joint compound, Elevator Pit (Location #: 50).

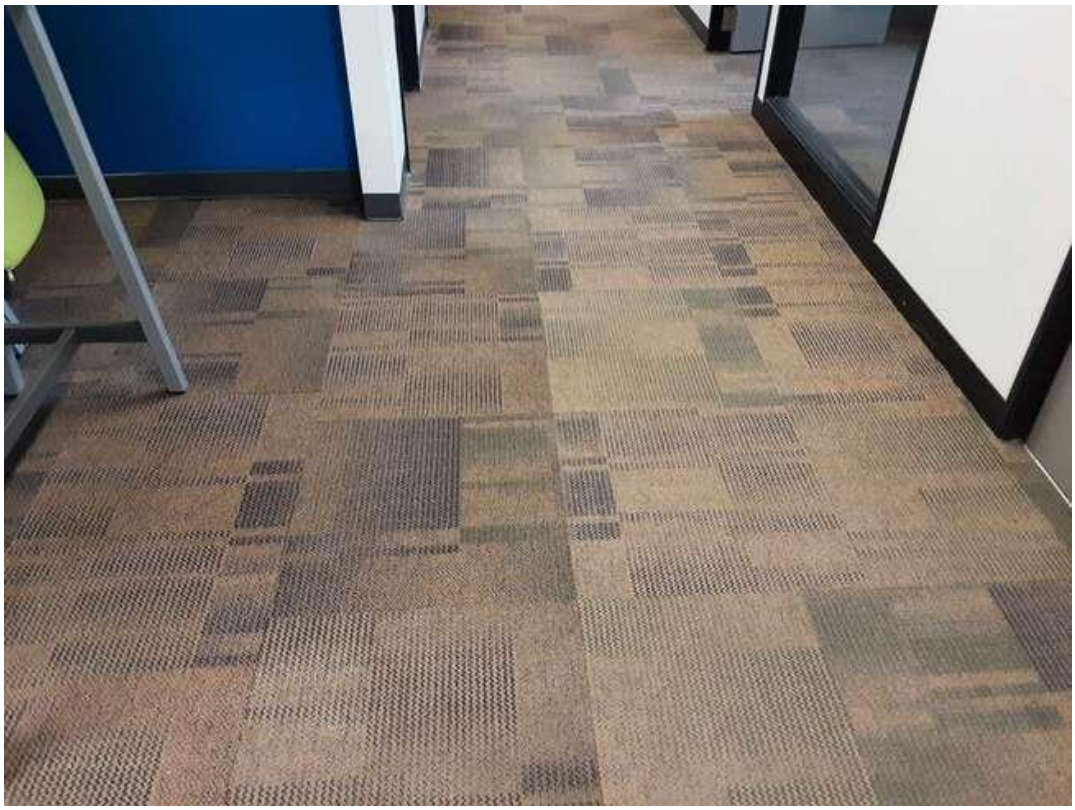
S0033C (None), Wall, Drywall and joint compound, Elevator Pit (Location #: 50).

S0034A (None), Wall, Mortar, Entrance Vestibule (Location #: 48).

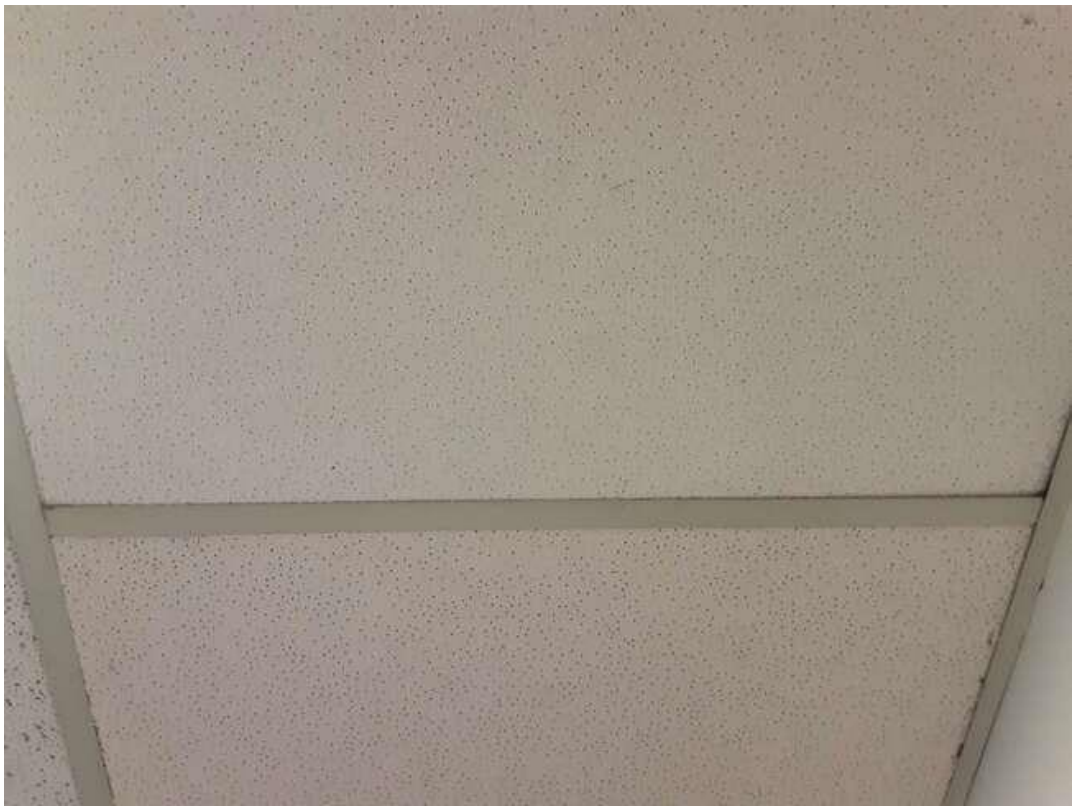
V0034 (None), Wall, Mortar, Elevator Pit (Location #: 50).

S0035A (None), Light yellow, Wall, Base, Mastic, Corridor Men's (Location #: 47).
4" black baseboard.

V0000 (None), Partition wall, Wall, Plastic, Open Office Area (Location #: 27).



V0000 (None), Floor, Carpet, Open Office Area (Location #: 27).



V0000 (None), 24x48 textured ceiling with small pinholes, Ceiling, Ceiling Tiles (lay-in), Open Office Area (Location #: 27).
Date: 07/08/08.

V0000 (None), 24x48 small fissures and pinholes, Ceiling, Ceiling Tiles (lay-in), Open Office Area (Location #: 27). Dated 01/03/14.

V0000 (None), 2x2 beige ceramic tile, Floor, Ceramic Tiles, Men's Washroom (Location #: 31).

V0000 (None), Block wall, Wall, Masonry, Corridor Men's (Location #: 47).

V0000 (None), Mechanical Equipment, Unit Heater, Not Insulated, Entrance Vestibule (Location #: 48).

V0000 (None), Brick wall, Wall, Masonry, Entrance Vestibule (Location #: 48).

V0000 (None), Black butyl sealant, Other, Door, Caulking, Entrance Vestibule (Location #: 48).
2015 installed door

V0000 (None), Black butyl sealant, Other, Door, Caulking, Entrance Vestibule (Location #: 48).
2015 installed door

V0000 (None), Black butyl sealant, Other, Door, Caulking, Entrance Vestibule (Location #: 48).

V0000 (None), Stone, Floor, Marble, Entrance Vestibule (Location #: 48).

V0000 (None), Stone, Floor, Marble, Entrance Vestibule (Location #: 48).

V0000 (None), Piping, Not Insulated, Sprinkler Room (Location #: 49).

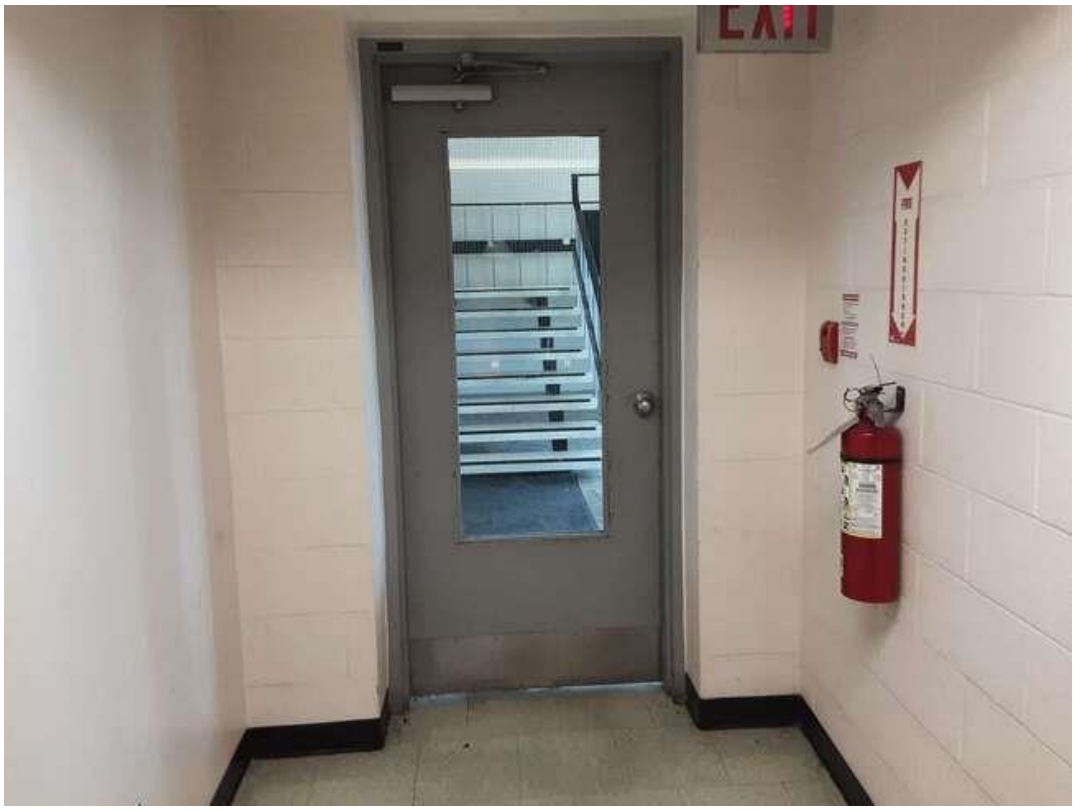
V0000 (None), Piping, Not Insulated, Sprinkler Room (Location #: 49).

V0000 (None), Wall, Concrete (poured), Sprinkler Room (Location #: 49).
Behind sprinkler

V0000 (None), Piping, All, Not Insulated, Elevator Pit (Location #: 50).

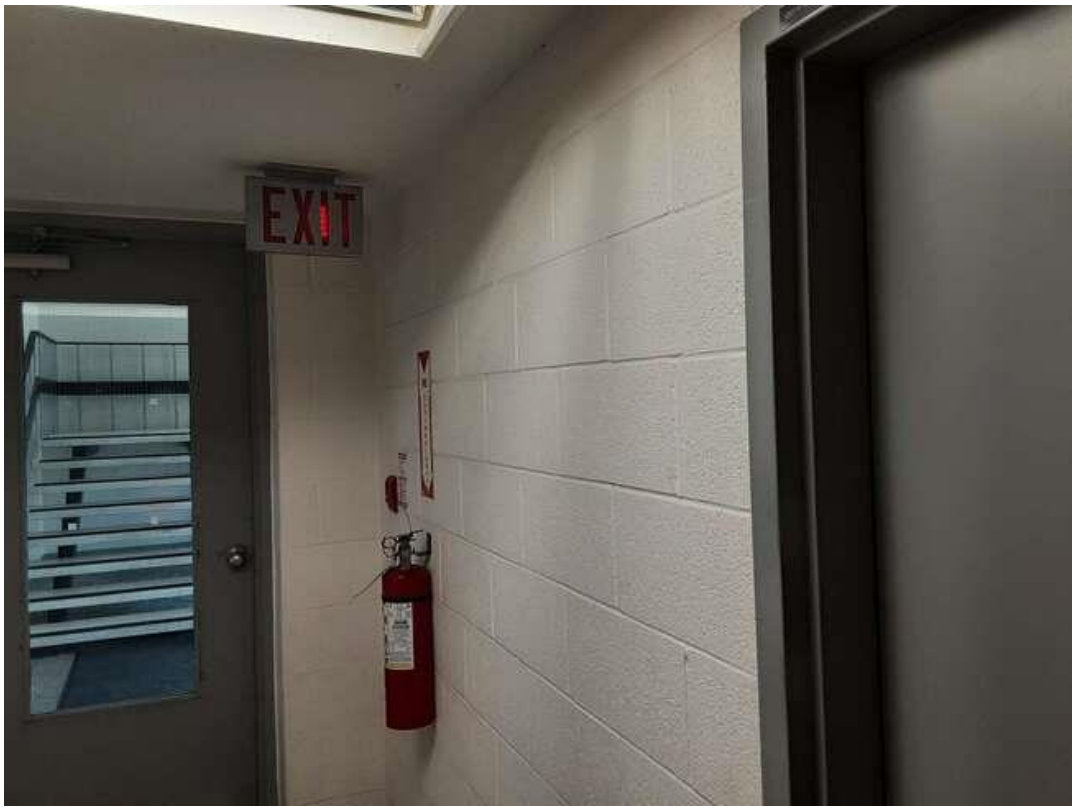
V0000 (None), Structure, All, Metal, Elevator Pit (Location #: 50).

V0000 (None), Floor, Metal, Elevator Pit (Location #: 50).
Elevator floor

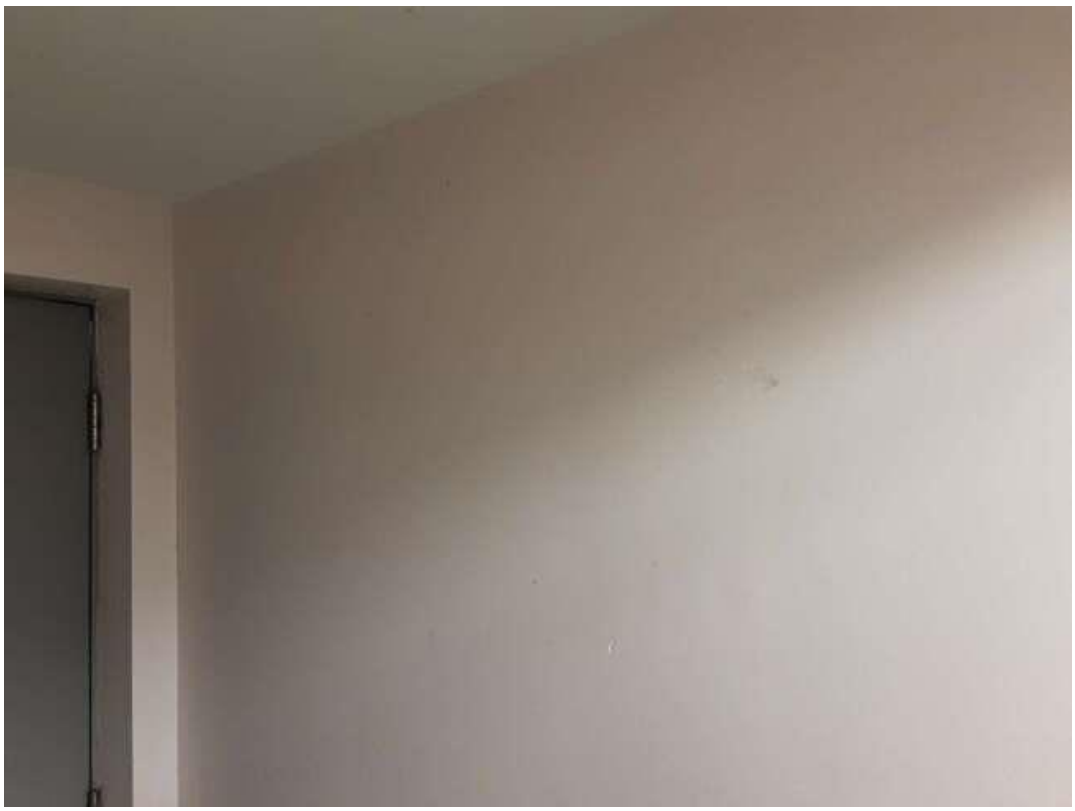


V0007(Lead, None), Light grey on door, Other, Corridor Men's (Location #: 47).
4 doors, including elevator door

V0007(Lead, None), Light grey on door, Other, Corridor Men's (Location #: 47).
4 doors, including elevator door



V0008(Lead, None), White on block, Wall, Corridor Men's (Location #: 47).



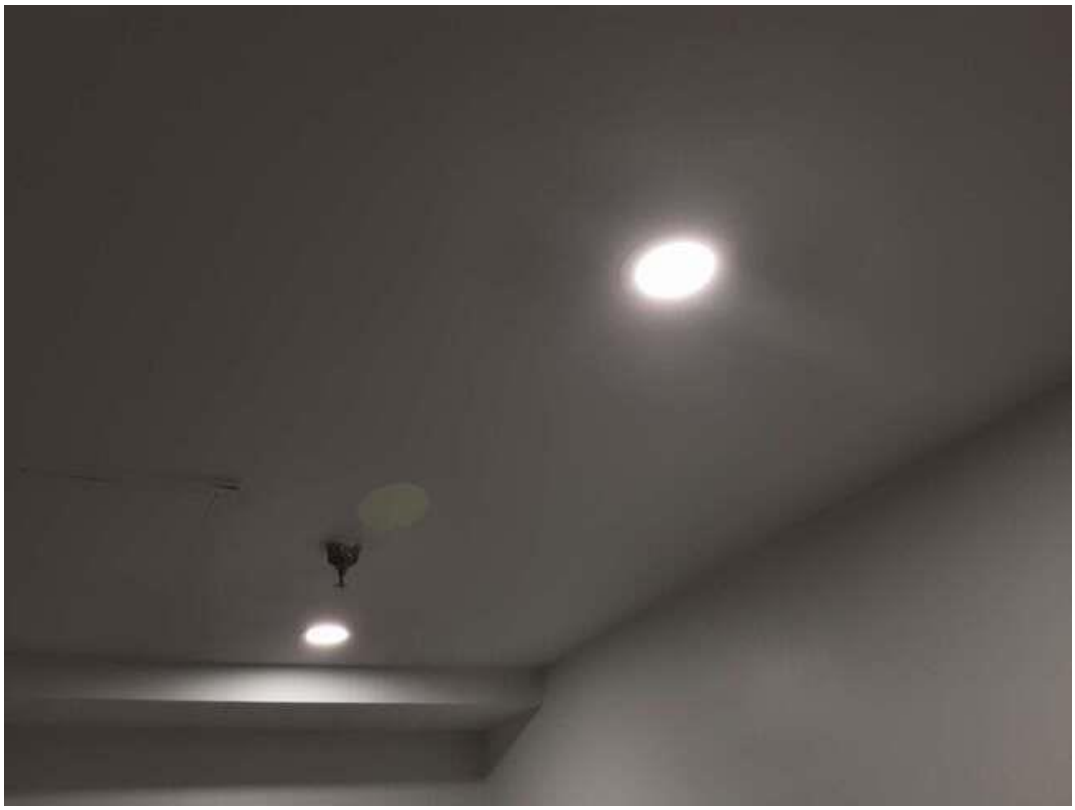
L0013(Lead, None), White, Wall, Corridor Men's (Location #: 47).

V0013(Lead, None), White, Wall, Entrance Vestibule (Location #: 48).

Pb Products, V9000(Yes), BATTERIES IN EMER. LIGHTS, Men's Washroom (Location #: 31).

Pb Products, V9500(Presumed), BATTERIES IN EMER. LIGHTS, Corridor Men's (Location #: 47).

Pb Products, V9500(Presumed), BATTERIES IN EMER. LIGHTS, Entrance Vestibule (Location #: 48).

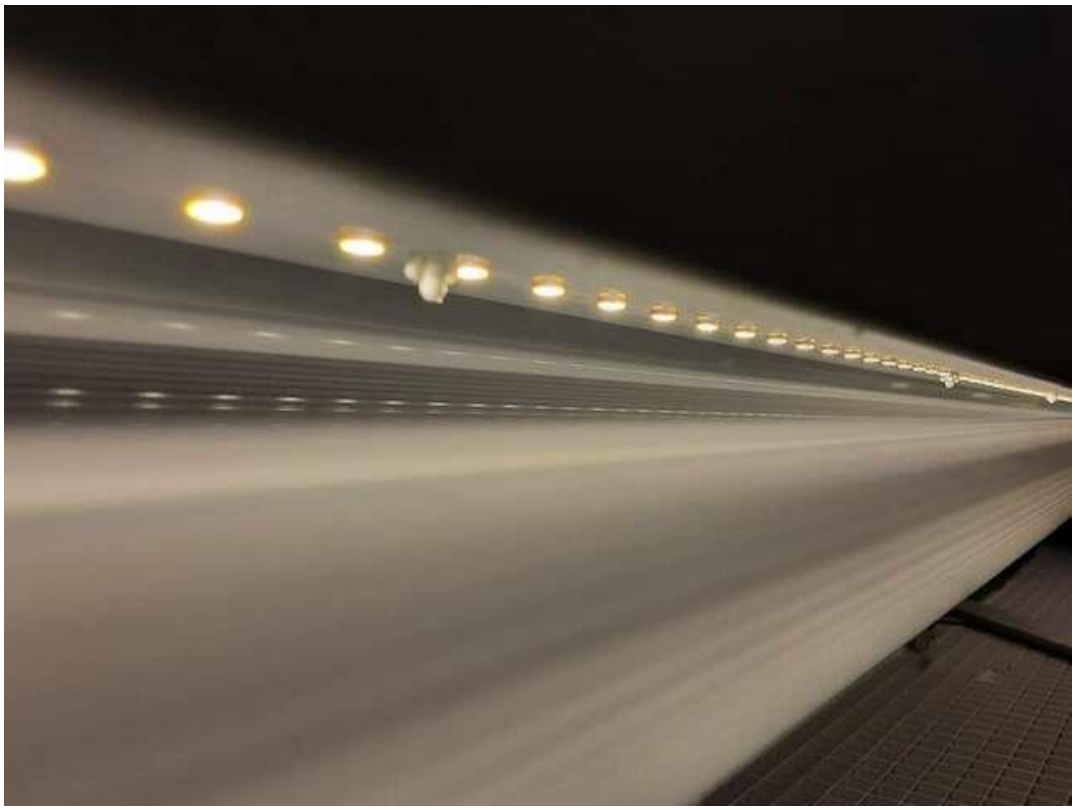


Mercury, V0000(No), LIGHT FIXTURE, LED, Men's Washroom (Location #: 31).

Mercury, V9000(Yes), LIGHT FIXTURE, T8, Corridor Men's (Location #: 47).

Mercury, V9000(Yes), THERMOSTAT, Entrance Vestibule (Location #: 48).

Mercury, V9000(Yes), LIGHT FIXTURE, T8, Sprinkler Room (Location #: 49).



Mercury, V0000(No), LIGHT FIXTURE, LED, Elevator Pit (Location #: 50).

Elevator Pit (Location #: 50).