

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

Third Floor Security Offices  
Union Station  
65 Front Street West, Toronto,  
Ontario

Prepared for:

### **NORR Limited**

175 Bloor Street East, North Tower, 15th  
Floor  
Toronto, Ontario, M4W 3R8

September 16, 2024

Pinchin File: 346672.000



**Issued to:** NORR Limited  
**Issued on:** September 16, 2024  
**Pinchin File:** 346672.000  
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## EXECUTIVE SUMMARY

NORR Limited (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Union Station located at 65 Front Street West, Toronto, Ontario. Pinchin performed the assessment on August 30, 2024.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client includes renovations to existing floor, wall, and ceiling finishes, install new window wells, raised flooring, and fire hose cabinets.

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:

- Parging cement on pipe fittings
- Pipe insulation
- Carpet mastic
- Levelling compound
- Spray applied fireproofing (presumed)
- Vinyl floor tile (presumed)
- Window caulking (presumed)
- Terrazzo (presumed)
- Thin-set (presumed)

### Lead:

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

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

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: Water damage was observed to be affecting the drywall ceiling within the Women's Washroom (Location 3).

## **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. Room 310 (Location 8); Locked at the time of assessment.
  - b. 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 when removed from service.
7. 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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## 1.0 INTRODUCTION AND SCOPE

NORR Limited (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Union Station located at 65 Front Street West, Toronto, Ontario.

Pinchin performed the assessment on August 30, 2024. 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 activities.

Planned renovations include upgrades to existing floor, wall, and ceiling finishes, and installation of new window wells, raised flooring and fire hose cabinets.

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.

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	Transportation Hub, Retail Space, Office Space
Number of Floors	The building is four storeys plus two level(s) below grade.
Total Area	The assessed area is 3,150 square feet.
Year of Construction	The building was constructed in 1917 and 1927.
Structure	Brick and steel beam construction
Exterior Cladding	Prefabricated concrete block
HVAC	Not Assessed
Roof	Not Assessed
Flooring	Carpet, vinyl floor tile, concrete, ceramic tile
Interior Walls	Plaster, drywall, concrete
Ceilings	Plaster, drywall, concrete

### 3.2 Existing Reports

Pinchin was provided with the following reports:



- “Designated Substances and Hazardous Materials Survey, Union Station, 65 Front Street West, Toronto, Ontario” dated December 8, 2023, prepared by Fisher Engineering, Project No. FE 23-13293.

### 3.3 Inaccessible Locations

The following rooms or areas were not accessible and are therefore not included in the report.

Area or Room	Loc No.	Reason
Room 310 – 3-C018	8	Locked

## 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

**Brown spray-applied fireproofing, presumed to be asbestos-containing**, is present on structural steel outside of the assessed area within the B2 Fan Room and Corridor as well as the 7<sup>th</sup> floor Mechanical Room.

White spray-applied fireproofing, present on structural steel throughout the building, does not contain asbestos (previous samples 23-2070-9-13; report reference FE 23-13293).

Dust or spray-applied fireproofing within ducts, fan units etc. was not sampled. Although the brown spray-applied fireproofing was not identified within the assessed area, as per O.Reg. 278/05 (Sections 12 (3) 10 and 12 (4) 3), filters, air handling equipment and ducts in a building with asbestos-containing spray-applied fireproofing are considered to be asbestos-contaminated in absence of sampling. In areas where asbestos-containing spray-applied fireproofing is present, assume filters, air handling equipment and ducts to have asbestos-containing spray-applied fireproofing or associated dust.



#### 4.1.2 Pipe Insulation

**Parging cement, containing chrysotile asbestos**, was previously identified present on pipe fittings (elbows, valves, tees, hangers etc.), on piping systems in the assessed area (previous samples 003, 005, 006, 014, 018, 021, 028, and 067; report reference FE 23-13293); however, these materials were not observed at the time of the assessment but are presumed present in concealed areas.

**A white preformed block insulation (trade name Magnesia Block), containing chrysotile and amosite asbestos**, is present on straight sections of pipes in the assessed area (previous samples 007-010, and 026, report reference FE 23-13293).

Remaining pipes within the assessed area are either uninsulated or insulated with non-asbestos fibreglass.

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.



Preformed block insulated piping within East Corridor  
(Location 9)



Non-asbestos pipe insulation with foil fittings.

#### 4.1.3 Duct Insulation and Mastic

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

Grey duct mastic present at seams / joints on the exterior of ducts throughout the assessed area does not contain asbestos (samples S0006A-C).

#### 4.1.4 Mechanical Equipment Insulation


Mechanical equipment (e.g. fan units, radiators) are either uninsulated or insulated with non-asbestos fibreglass.

#### 4.1.5 Vermiculite

Loose fill vermiculite was not observed within wall cavities.

#### 4.1.6 Acoustic Ceiling Tiles

The following is a summary of acoustic ceiling tiles sampled.

Description	Sample Location	Sample Number, Date Code or Material Composition	Asbestos	Photo
2x4' lay in acoustical tile with large and small pinholes	Kitchenette (Location 4)	2008	No	
2x4' lay in acoustical tile with pinholes and fissures	Location 7 - Bulkhead	2009	No	

Ceiling tiles in the above table are presumed to be non-asbestos based on the age of the materials determined from the age of the building construction. The tiles were manufactured after asbestos stopped being used in acoustic ceiling tiles.

#### 4.1.7 Plaster and Stucco



Plaster present on walls and ceilings throughout the assessed area does not contain asbestos (samples S0002A-G and S0004A-G).

#### 4.1.8 Drywall Joint Compound

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

#### 4.1.9 Vinyl Floor Tiles, Baseboard, and Stair Flooring

The following is a summary of vinyl floor tiles sampled.

Description	Sample Location (Location #)	Sample Number	Asbestos (Tile / Adhesive)	Photo
12x12" white vinyl floor tile with blue flecks	West Corridor (Location 11)	V9500	Presumed asbestos-containing <sup>1</sup>	
Carpet mastic under blue carpet roll	Room 304 (Location 5)	S0005A-C	Chrysotile	

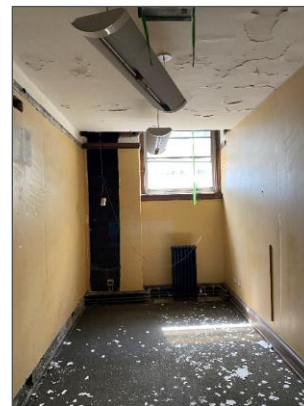
<sup>1</sup> Materials will not be impacted by planned renovations.

#### 4.1.10 Levelling Compound

**Levelling compound, containing chrysotile asbestos,** is present beneath the carpet within Locations 5, 6 and 7 (samples S0005A-C).



Carpet floor concealing asbestos-containing levelling compound in Location 5



Carpet floor concealing asbestos-containing levelling compound in Location 6

#### 4.1.11 Sealants, Caulking, and Putty

Caulking, present around window panels throughout the assessed area, is presumed to contain asbestos.

#### 4.1.12 Other Building Materials

Wall covering adhesive present on walls within the East Corridor and West Corridor, does not contain asbestos (samples S0008A-C).

Mortar present in the concrete brick does not contain asbestos (samples S0007A-C).

Terrazzo flooring material located within the East Corridor (Location 9) and West Corridor (Location 10) is presumed to contain asbestos. <sup>1</sup>

Thin set material found behind the ceramic tiles on the floors and ceilings within the Men's Washroom (Location 1) and Women's Washroom (Location 3) is presumed to contain asbestos. <sup>1</sup>

<sup>1</sup> Materials will not be impacted by planned renovations.

#### 4.1.13 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:




- Electrical components
- 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
L0001	Green on concrete	Janitors Closet (Location 2)	2.7	

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
L0002	White on drywall ceiling	Women's Washroom (Location 3)	0.00026	
L0003	Yellow on plaster walls	West Corridor (Location 9)	1.8	
L0004	White on plaster ceiling	Kitchenet (Location 4)	0.017	
L0005	Red floor paint	Kitchenet (Location 4)	2.7	
L0005	White on plaster ceiling	Corridor (Location 9)	0.0011	

Results above 0.1% (1,000 mg/kg) are considered lead-containing, and over 0.5% (5,000 mg/kg) are considered lead-based.



Results less than or equal to 0.1% (1,000 mg/kg), but equal to or greater than 0.009% (90 mg/kg), are considered low-level lead paints or surface coatings in accordance with the EACC guideline.

#### 4.2.2 *Lead Products and Applications*

Lead-containing batteries are presumed present in emergency lighting.

#### 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

### **4.4 Mercury**

#### 4.4.1 *Lamps*

Mercury vapour is present in fluorescent lamp tubes and other lighting that is known to contain mercury such as mercury vapour lamps.

#### 4.4.2 *Mercury-Containing Devices*

Mercury-containing devices were not found during the assessment.

### **4.5 Polychlorinated Biphenyls**

#### 4.5.1 *Lighting Ballasts*

The building has not been comprehensively re-lamped with energy efficient light fixtures (evidence of T-12 fixtures, and as such, a percentage of light ballasts may be manufactured prior to 1980 and may contain PCBs.

#### 4.5.2 Transformers

Transformers were not found during the assessment.

#### 4.5.3 Excluded PCB Materials

PCBs are known to be present in several materials and equipment which were not assessed or sampled. The following materials, where found, should be presumed to contain PCBs until sampling proves otherwise.

- Paints

### 4.6 Mould and Water Damage

Visible water staining is present on drywall ceiling within the Women's Washroom (Location 3).



Visible water damage on drywall within Women's Washroom (Location 3)

## 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. Room 310; Locked at the time of assessment



- b. 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. If the identified ACM will not be removed prior to commencement of the work, any potential disturbance of ACM must follow asbestos precautions appropriate for the type of work being performed.

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

### *5.2.2 Lead*

For lead-containing or lead-based paints (i.e., greater than the EACC guideline of 0.1% (1,000 mg/kg) for lead-containing paints, and 0.5% (5,000 mg/kg) for lead-based), construction disturbance may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment should be assessed on a site-specific basis to comply with Ministry of Labour, Training and Skills Development regulations and guidelines.

For paints identified as having low levels of lead (i.e., equal to or above 0.009% (90 mg/kg) but less than or equal to the EACC guideline of 0.1% (1,000 mg/kg) for lead-containing paints ) special precautions are not recommended unless aggressive disturbance (grinding, blasting, torching) is planned. 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.





### 5.2.3 *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.

### 5.2.4 *Mercury*

Do not break lamp. 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.

### 5.2.5 *PCBs*

Prior to demolition, remove light fixtures and 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 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.

### 5.2.6 *Mould*

Mould growth / water damage was noted in areas affected by the planned work. Retain a qualified consultant to perform an intrusive investigation to determine the full extent of hidden mould growth.

Use appropriate precautions and protect workers during removal, using methods that comply with provincial guidelines. A qualified consultant should specify, review, and verify the successful removal of mould-impacted finishes.

## 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

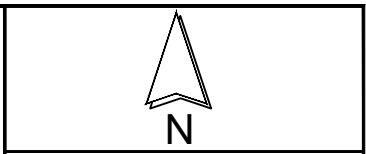
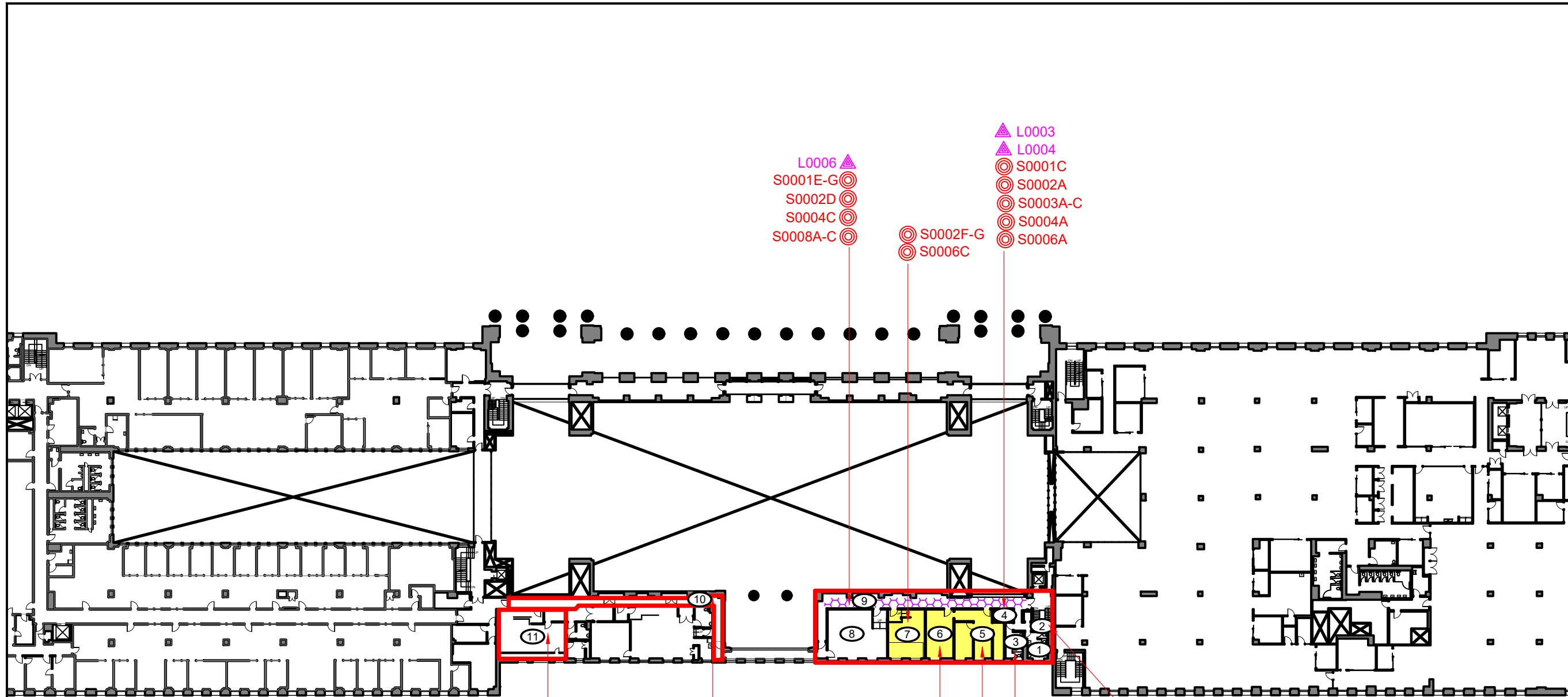
The following legislation and documents were referenced in completing the assessment and this report:

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.
9. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
10. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
11. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
12. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.







\\pinchin.com\m\miss\Job\346672.000 NORR,65FrontSt,HAZ,ASSMT\Deliverables\346672.000-Report for HMBA-Union Station 3rd Floor-65FrontStW,Toronto,ON-NORR Ltd. - Sept 18, 2024.docx

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

**APPENDIX I**  
**Drawings**



**LEGEND**

-  PINCHIN LOCATION NUMBER
-  ASBESTOS BULK SAMPLE
-  LEAD BULK SAMPLE
-  SURVEY BOUNDARY/ASSESSED AREA
- ASBESTOS-CONTAINING MATERIALS:
-  MASTIC & LEVELING COMPOUND
-  MAGNESIA BLOCK PIPE INSULATION

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.



PROJECT NAME:  
**HAZARDOUS BUILDING MATERIALS ASSESSMENT**

CLIENT NAME:  
**NORR LIMITED**

PROJECT LOCATION:  
**FLOOR 3, UNION STATION  
65 FRONT STREET WEST  
TORONTO, ONTARIO**

FIGURE NAME:  
**UNION STATION  
FLOOR 3**

PROJECT NUMBER: 346672.000	SCALE: NOT TO SCALE
DRAWN BY: BJ	REVIEWED BY: AW
DATE: SEPT 2024	FIGURE NUMBER: 1 OF 1

- L0006 ▲
- S0001E-G ●
- S0002D ●
- S0004C ●
- S0008A-C ●
- S0002F-G ●
- S0006C ●
- L0003 ▲
- L0004 ▲
- S0001C ●
- S0002A ●
- S0003A-C ●
- S0004A ●
- S0006A ●

- S0004E ●
- S0002E ●
- S0004D ●
- S0004F-G ●
- S0002C ●
- L0005 ▲
- S0001B ●
- L0002 ▲
- S0001D ●
- S0002B ●
- S0004B ●
- S0005A-C ●
- S0006B ●
- S0007A-C ●
- S0001A ●
- L0001 ▲

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



Your Project #: 346672  
 Site Location: 65 FRONT STREET WEST, TORONTO, ON  
 Your C.O.C. #: N/A

**Attention: Andres Gimenez**

Pinchin Ltd  
 225 Labrador Drive  
 Unit #1  
 Waterloo, ON  
 CANADA N2K 4M8

**Report Date: 2024/09/11**  
 Report #: R8314898  
 Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C4R6261**

**Received: 2024/09/05, 10:51**

Sample Matrix: Solid  
 # Samples Received: 36

Analyses	Date		Laboratory Method	Analytical Method
	Quantity	Extracted		
Asbestos by PLM - 0.5 RDL (1)	33	N/A	2024/09/10 COR3SOP-00002	EPA 600R-93/116
Asbestos by PLM - 0.5 RDL (1)	3	N/A	2024/09/11 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. This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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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.



Your Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Your C.O.C. #: N/A

**Attention: Andres Gimenez**

Pinchin Ltd  
225 Labrador Drive  
Unit #1  
Waterloo, ON  
CANADA N2K 4M8

**Report Date: 2024/09/11**  
Report #: R8314898  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C4R6261**

**Received: 2024/09/05, 10:51**

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

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

Encryption Key



**AUTHORIZED REPORT  
RAPPORT AUTORISÉ**

Bureau Veritas

11 Sep 2024 14:25:06

Please direct all questions regarding this Certificate of Analysis to:

Antonella Brasil, Senior Project Manager  
Email: Antonella.Brasil@bureauveritas.com  
Phone# (905)817-5817

=====  
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BUREAU  
VERITAS

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### Asbestos Analytical Results

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

<b>S0001A DRYWALL COMPOUND - LOCATION 2 - CEILING</b>					
Bureau Veritas ID: ABXO23		Date Analyzed: 2024/09/10			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

<b>S0001B DRYWALL COMPOUND - LOCATION 3 - CEILING</b>					
Bureau Veritas ID: ABXO24		Date Analyzed: 2024/09/10			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

<b>S0001C DRYWALL COMPOUND - LOCATION 4 - WALL</b>					
Bureau Veritas ID: ABXO25		Date Analyzed: 2024/09/10			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
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

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### Asbestos Analytical Results

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

<b>S0001D DRYWALL COMPOUND - LOCATION 5 - WALL</b>					
Bureau Veritas ID: ABXO26		Date Analyzed: 2024/09/10			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

<b>S0001E DRYWALL COMPOUND - LOCATION 9 - CEILING</b>					
Bureau Veritas ID: ABXO27		Date Analyzed: 2024/09/10			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous

<b>S0001F DRYWALL COMPOUND - LOCATION 9 - WALL</b>					
Bureau Veritas ID: ABXO28		Date Analyzed: 2024/09/10			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous white plaster	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

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### Asbestos Analytical Results

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

<b>S0001G DRYWALL COMPOUND - LOCATION 9 - WALL</b>					
Bureau Veritas ID: ABXO29		Date Analyzed: 2024/09/10			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous white plaster	Not Detected		Non-Fibrous

<b>S0002A PLASTER CEILING - LOCATION 4</b>					
Bureau Veritas ID: ABXO30		Date Analyzed: 2024/09/10			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous white plaster	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

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### Asbestos Analytical Results

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

<b>S0002B PLASTER CELLING - LOCATION 5</b>						
Bureau Veritas ID: ABXO31		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	25	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous	
Layer 2	25	Homogeneous white/light grey plaster	Not Detected		Non-Fibrous Perlite	
Layer 3	25	Homogeneous white plaster	Not Detected		Non-Fibrous	
Layer 4	25	Homogeneous grey plaster	Not Detected	Synthetic fibres	<0.50%	Non-Fibrous

<b>S0002C PLASTER CELLING - LOCATION 6</b>						
Bureau Veritas ID: ABXO32		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	65	Non-homogeneous white/off-white drywall joint compound	Not Detected		Non-Fibrous	
Layer 2	33	Homogeneous white plaster	Not Detected		Non-Fibrous	
Layer 3	2	Homogeneous grey plaster	Not Detected	Synthetic fibres	<0.50%	Non-Fibrous
	<b>Comment:</b> 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 #: C4R6261  
 Report Date: 2024/09/11

Pinchin Ltd  
 Client Project #: 346672  
 Site Location: 65 FRONT STREET WEST, TORONTO, ON  
 Sampler Initials: EW

### Asbestos Analytical Results

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

<b>S0002D PLASTER CEILING - LOCATION 9</b>						
Bureau Veritas ID: ABXO33		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	5	Homogeneous white/off-white drywall joint compound	Not Detected		Non-Fibrous	
Layer 2	45	Homogeneous white plaster	Not Detected		Non-Fibrous	
Layer 3	50	Homogeneous grey plaster	Not Detected	Synthetic fibres	<0.50%	Non-Fibrous

<b>S0002E PLASTER CEILING - LOCATION 10</b>						
Bureau Veritas ID: ABXO34		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	40	Homogeneous white plaster	Not Detected		Non-Fibrous	
Layer 2	60	Homogeneous grey plaster	Not Detected	Synthetic fibres	<0.50%	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 #: C4R6261  
 Report Date: 2024/09/11

Pinchin Ltd  
 Client Project #: 346672  
 Site Location: 65 FRONT STREET WEST, TORONTO, ON  
 Sampler Initials: EW

**Asbestos Analytical Results**

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

<b>S0002F PLASTER CELLING - LOCATION 7</b>						
Bureau Veritas ID: ABXO35		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	40	Homogeneous white plaster	Not Detected			Non-Fibrous
Layer 2	60	Homogeneous grey plaster	Not Detected	Synthetic fibres	<0.50%	Non-Fibrous

<b>S0002G PLASTER CEILING - LOCATION 7</b>						
Bureau Veritas ID: ABXO36		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	45	Homogeneous white plaster	Not Detected			Non-Fibrous
Layer 2	55	Homogeneous grey plaster	Not Detected	Synthetic fibres	<0.50%	Non-Fibrous

<b>S0003A SINK MASTIC - WHITE - LOCATION 4</b>						
Bureau Veritas ID: ABXO37		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous off-white mastic	Not Detected	Cellulose	7%	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



**Asbestos Analytical Results**

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

<b>S0003B SINK MASTIC - WHITE - LOCATION 4</b>						
Bureau Veritas ID: ABXO38		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous off-white mastic	Not Detected	Cellulose	7%	Non-Fibrous

<b>S0003C SINK MASTIC - WHITE - LOCATION 4</b>						
Bureau Veritas ID: ABXO39		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous off-white mastic	Not Detected	Cellulose	7%	Non-Fibrous

<b>S0004A PLASTER WALL - LOCATION 4</b>						
Bureau Veritas ID: ABXO40		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	5	Homogeneous white drywall joint compound	Not Detected			Non-Fibrous
<b>Comment:</b> Another phase is present but is too small to analyze (grey-plaster)						
Layer 2	95	Homogeneous white plaster	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

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### Asbestos Analytical Results

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

S0004B PLASTER WALL - LOCATION 5						
Bureau Veritas ID: ABXO41		Date Analyzed: 2024/09/10				
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate	
Layer 1	98	Homogeneous white plaster	Not Detected		Non-Fibrous	
Layer 2	2	Homogeneous grey plaster	Not Detected	Synthetic fibres	<0.50%	Non-Fibrous
<b>Comment:</b> Layer is small in size						

S0004C PLASTER WALL - LOCATION 9						
Bureau Veritas ID: ABXO42		Date Analyzed: 2024/09/10				
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate	
Layer 1	10	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous	
<b>Comment:</b> Another phase is present but is too small to analyze (grey-plaster)						
Layer 2	90	Homogeneous white plaster	Not Detected		Non-Fibrous	

S0004D PLASTER WALL - LOCATION 10						
Bureau Veritas ID: ABXO43		Date Analyzed: 2024/09/10				
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate	
Layer 1	99	Homogeneous white plaster	Not Detected		Non-Fibrous	
Layer 2	1	Homogeneous grey plaster	Not Detected	Synthetic fibres	<0.50%	Non-Fibrous
<b>Comment:</b> 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



**Asbestos Analytical Results**

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

<b>S0004E PLASTER WALL - LOCATION 11</b>						
Bureau Veritas ID: ABXO44		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	50	Homogeneous white drywall joint compound	Not Detected		Non-Fibrous	
Layer 2	47	Homogeneous white plaster	Not Detected		Non-Fibrous	
Layer 3	3	Homogeneous grey plaster	Not Detected	Synthetic fibres <0.50%	Non-Fibrous	

<b>S0004F PLASTER WALL - LOCATION 10</b>						
Bureau Veritas ID: ABXO45		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	100	Homogeneous white plaster	Not Detected		Non-Fibrous	
<b>Comment:</b> Another phase is present but is too small to analyze (grey-plaster)						

<b>S0004G PLASTER WALL - LOCATION 10</b>						
Bureau Veritas ID: ABXO46		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	99	Homogeneous white plaster	Not Detected		Non-Fibrous	
Layer 2	1	Homogeneous grey plaster	Not Detected	Synthetic fibres <0.50%	Non-Fibrous	
<b>Comment:</b> 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 #: C4R6261  
 Report Date: 2024/09/11

Pinchin Ltd  
 Client Project #: 346672  
 Site Location: 65 FRONT STREET WEST, TORONTO, ON  
 Sampler Initials: EW

### Asbestos Analytical Results

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

S0005A CARPET MASTIC - LOCATION 5							
Bureau Veritas ID: ABXO47		Date Analyzed: 2024/09/11					
	P.O.B	Sample Morphology	Asbestos		Other Fibres		Particulate
Layer 1	47	Non-homogeneous colourless mastic	Chrysotile	<0.50%			Non-Fibrous
Layer 2	50	Non-homogeneous grey levelling compound	Chrysotile	0.5%	Cellulose	5%	Non-Fibrous
Layer 3	3	Non-homogeneous dark brown mastic	Chrysotile	0.5%			Non-Fibrous

S0005B CARPET MASTIC - LOCATION 5							
Bureau Veritas ID: ABXO48		Date Analyzed: 2024/09/11					
	P.O.B	Sample Morphology	Asbestos		Other Fibres		Particulate
Layer 1	20	Non-homogeneous colourless mastic	Chrysotile	<0.50%			Non-Fibrous
Layer 2	20	Non-homogeneous grey levelling compound	N/A				
		<b>Comment:</b> Not Analyzed - Positive Stop					
Layer 3	60	Homogeneous brown vinyl material	Not Detected		Glass Fibres	5%	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 #: C4R6261  
 Report Date: 2024/09/11

Pinchin Ltd  
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 Site Location: 65 FRONT STREET WEST, TORONTO, ON  
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### Asbestos Analytical Results

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

<b>S0005C CARPET MASTIC - LOCATION 5</b>						
Bureau Veritas ID: ABXO49		Date Analyzed: 2024/09/11				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>		<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	20	Non-homogeneous colourless mastic	<b>Chrysotile</b>	<0.50%		Non-Fibrous
Layer 2	20	Non-homogeneous grey levelling compound <b>Comment:</b> Not Analyzed - Positive Stop	N/A			
Layer 3	60	Homogeneous brown vinyl material	Not Detected		Glass Fibres 5%	Non-Fibrous

<b>S0006A GREY DUCT MASTIC - LOCATION 4</b>						
Bureau Veritas ID: ABXO50		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>		<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous grey mastic	Not Detected			Non-Fibrous

<b>S0006B GREY DUCT MASTIC - LOCATION 5</b>						
Bureau Veritas ID: ABXO51		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>		<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous grey 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 #: C4R6261  
 Report Date: 2024/09/11

Pinchin Ltd  
 Client Project #: 346672  
 Site Location: 65 FRONT STREET WEST, TORONTO, ON  
 Sampler Initials: EW

### Asbestos Analytical Results

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

<b>S0006C GREY DUCT MASTIC - LOCATION 7</b>							
Bureau Veritas ID: ABX052		Date Analyzed: 2024/09/10					
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>		<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous grey mastic	Not Detected				Non-Fibrous

<b>S0007A BRICK MORTAR - LOCATION 5</b>							
Bureau Veritas ID: ABX053		Date Analyzed: 2024/09/10					
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>		<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous grey cementitious material	Not Detected				Non-Fibrous

<b>S0007B BRICK MORTAR - LOCATION 5</b>							
Bureau Veritas ID: ABX054		Date Analyzed: 2024/09/10					
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>		<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Non-homogeneous grey cementitious material	<b>Chrysotile</b>	<0.50%	Synthetic fibres	<0.50%	Non-Fibrous

<b>S0007C BRICK MORTAR - LOCATION 5</b>							
Bureau Veritas ID: ABX055		Date Analyzed: 2024/09/10					
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>		<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous grey cementitious material	Not Detected		Synthetic fibres	<0.50%	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



**Asbestos Analytical Results**

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

<b>S0008A TEXTILE WALL COVERING MASTIC - LOCATION 9</b>						
Bureau Veritas ID: ABX056		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	90	Homogeneous brown textile	Not Detected	Cellulose	90%	Non-Fibrous
Layer 2	10	Homogeneous beige mastic	Not Detected			Non-Fibrous

<b>S0008B TEXTILE WALL COVERING MASTIC - LOCATION 9</b>						
Bureau Veritas ID: ABX057		Date Analyzed: 2024/09/10				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	90	Homogeneous brown textile	Not Detected	Cellulose	90%	Non-Fibrous
Layer 2	10	Homogeneous beige 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

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### Asbestos Analytical Results

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

<b>S0008C TEXTILE WALL COVERING MASTIC - LOCATION 9</b>						
Bureau Veritas ID:		ABX058			Date Analyzed:	2024/09/10
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	90	Homogeneous brown textile	Not Detected	Cellulose	90%	Non-Fibrous
Layer 2	10	Homogeneous beige 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

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### TEST SUMMARY

**Bureau Veritas ID:** ABXO23  
**Sample ID:** S0001A DRYWALL COMPOUND - LOCATION 2 - CEILING  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO24  
**Sample ID:** S0001B DRYWALL COMPOUND - LOCATION 3 - CEILING  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO25  
**Sample ID:** S0001C DRYWALL COMPOUND - LOCATION 4 - WALL  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO26  
**Sample ID:** S0001D DRYWALL COMPOUND - LOCATION 5 - WALL  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO26 Dup  
**Sample ID:** S0001D DRYWALL COMPOUND - LOCATION 5 - WALL  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO27  
**Sample ID:** S0001E DRYWALL COMPOUND - LOCATION 9 - CEILING  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO28  
**Sample ID:** S0001F DRYWALL COMPOUND - LOCATION 9 - WALL  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif



BUREAU  
VERITAS

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### TEST SUMMARY

**Bureau Veritas ID:** ABXO29  
**Sample ID:** S0001G DRYWALL COMPOUND - LOCATION 9 - WALL  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO30  
**Sample ID:** S0002A PLASTER CEILING - LOCATION 4  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO31  
**Sample ID:** S0002B PLASTER CELLING - LOCATION 5  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO32  
**Sample ID:** S0002C PLASTER CELLING - LOCATION 6  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO33  
**Sample ID:** S0002D PLASTER CEILING - LOCATION 9  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO34  
**Sample ID:** S0002E PLASTER CEILING - LOCATION 10  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO35  
**Sample ID:** S0002F PLASTER CELLING - LOCATION 7  
**Matrix:** Solid  
**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif



BUREAU VERITAS

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### TEST SUMMARY

**Bureau Veritas ID:** ABXO36  
**Sample ID:** S0002G PLASTER CEILING - LOCATION 7  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO36 Dup  
**Sample ID:** S0002G PLASTER CEILING - LOCATION 7  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO37  
**Sample ID:** S0003A SINK MASTIC - WHITE - LOCATION 4  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO38  
**Sample ID:** S0003B SINK MASTIC - WHITE - LOCATION 4  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO39  
**Sample ID:** S0003C SINK MASTIC - WHITE - LOCATION 4  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO40  
**Sample ID:** S0004A PLASTER WALL - LOCATION 4  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO41  
**Sample ID:** S0004B PLASTER WALL - LOCATION 5  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif





BUREAU  
VERITAS

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### TEST SUMMARY

**Bureau Veritas ID:** ABXO42  
**Sample ID:** S0004C PLASTER WALL - LOCATION 9  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO43  
**Sample ID:** S0004D PLASTER WALL - LOCATION 10  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO44  
**Sample ID:** S0004E PLASTER WALL - LOCATION 11  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO45  
**Sample ID:** S0004F PLASTER WALL - LOCATION 10  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO46  
**Sample ID:** S0004G PLASTER WALL - LOCATION 10  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO46 Dup  
**Sample ID:** S0004G PLASTER WALL - LOCATION 10  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO47  
**Sample ID:** S0005A CARPET MASTIC - LOCATION 5  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif



BUREAU  
VERITAS

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### TEST SUMMARY

**Bureau Veritas ID:** ABXO48  
**Sample ID:** S0005B CARPET MASTIC - LOCATION 5  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO49  
**Sample ID:** S0005C CARPET MASTIC - LOCATION 5  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO50  
**Sample ID:** S0006A GREY DUCT MASTIC - LOCATION 4  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO51  
**Sample ID:** S0006B GREY DUCT MASTIC - LOCATION 5  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO52  
**Sample ID:** S0006C GREY DUCT MASTIC - LOCATION 7  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO53  
**Sample ID:** S0007A BRICK MORTAR - LOCATION 5  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABXO54  
**Sample ID:** S0007B BRICK MORTAR - LOCATION 5  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif



BUREAU  
VERITAS

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### TEST SUMMARY

**Bureau Veritas ID:** ABX055  
**Sample ID:** S0007C BRICK MORTAR - LOCATION 5  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABX056  
**Sample ID:** S0008A TEXTILE WALL COVERING MASTIC - LOCATION 9  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABX056 Dup  
**Sample ID:** S0008A TEXTILE WALL COVERING MASTIC - LOCATION 9  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABX057  
**Sample ID:** S0008B TEXTILE WALL COVERING MASTIC - LOCATION 9  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif

**Bureau Veritas ID:** ABX058  
**Sample ID:** S0008C TEXTILE WALL COVERING MASTIC - LOCATION 9  
**Matrix:** Solid

**Collected:** 2024/09/03  
**Shipped:**  
**Received:** 2024/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9627781	N/A		Dina Yousif



**BUREAU**  
**VERITAS**

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### GENERAL COMMENTS

Results relate only to the items tested.



BUREAU  
VERITAS

Bureau Veritas Job #: C4R6261  
Report Date: 2024/09/11

Pinchin Ltd  
Client Project #: 346672  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### VALIDATION SIGNATURE PAGE

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

---

Jon Delos Santos, Laboratory Supervisor

---

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.



NONT-2024-09-657

Analyzed by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Report Sent by: \_\_\_\_\_



**Special Instructions:**

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

Client Name:	Norr Ltd.	Project Address:	65 Front Street West, Toronto, ON
Portfolio/Building No:		Pinchin File:	346672
Submitted by:	Eric Walsh	Email:	<a href="mailto:ewalsh@pinchin.com">ewalsh@pinchin.com</a>
CC Results to:	<a href="mailto:Andres.Gimenez@pinchin.com">Andres Gimenez</a>	CC Email:	<a href="mailto:agimenez@pinchin.com">agimenez@pinchin.com</a>
Invoice to:	<a href="mailto:AP@pinchin.com">AP@pinchin.com</a>	Invoice Email:	<a href="mailto:AP@pinchin.com">AP@pinchin.com</a>
Date Submitted:	September 3 2024	Required by:	September 10 2024
# of Samples:	36	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory Field):	1921		
Do NOT Stop on Positive (Sample Numbers):	S0001, S0002, S0004		
Pinchin Group Company (Mandatory Field):	Pinchin		

**To be Completed by Lab Personnel Only:**

Lab Reference #:	Time: 24 hour clock
Received by:	Date: Month Day 2021

Name(s) of Analyst(s):			
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Drywall compound - Location 2 - Ceiling
S	0001	B	Drywall compound - Location 3 - Ceiling
S	0001	C	Drywall compound - Location 4 - Wall
S	0001	D	Drywall compound - Location 5 - Wall
S	0001	E	Drywall compound - Location 9 - Ceiling

2024/09/05 (05) Page 1 of 4



Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	F	Drywall compound - Location 9 - Wall
S	0001	G	Drywall compound - Location 9 - Wall
S	0002	A	Plaster Ceiling - Location 4
S	0002	B	Plaster Ceiling - Location 5
S	0002	C	Plaster Ceiling - Location 6
S	0002	D	Plaster Ceiling - Location 9
S	0002	E	Plaster Ceiling - Location 10
S	0002	F	Plaster Ceiling - Location 7
S	0002	G	Plaster Ceiling - Location 7
S	0003	A	Sink Mastic - White - Location 4
S	0003	B	Sink Mastic - White - Location 4
S	0003	C	Sink Mastic - White - Location 4
S	0004	A	Plaster Wall - Location 4
S	0004	B	Plaster Wall - Location 5
S	0004	C	Plaster Wall - Location 9

*[Handwritten signature]*  
09/05/24

1057





Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0004	D	Plaster Wall - Location 10
S	0004	E	Plaster Wall - Location 11
S	0004	F	Plaster Wall - Location 10
S	0004	G	Plaster Wall - Location 10
S	0005	A	Carpet Mastic - Location 5
S	0005	B	Carpet Mastic - Location 5
S	0005	C	Carpet Mastic - Location 5
S	0006	A	Grey Duct Mastic - Location 4
S	0006	B	Grey Duct Mastic - Location 5
S	0006	C	Grey Duct Mastic - Location 7
S	0007	A	Brick Mortar - Location 5
S	0007	B	Brick Mortar - Location 5
S	0007	C	Brick Mortar - Location 5
S	0008	A	Textile wall covering mastic - Location 9
S	0008	B	Textile wall covering mastic - Location 9

*[Handwritten signature]*

10/10/2024 (05)





Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0008	C	Textile wall covering mastic - Location 9

*[Handwritten signature]*  
09/05/24 (25)  
Page 4 of 4



# TRANSMITTAL

TO:	Bureau Veritas 6740 Campobello Road Mississauga, ON L5N 2L8
-----	---

ATTENTION:	Analytical Lab
PHONE:	

FROM:	C. Hendsbee
-------	-------------

DATE:	SEP 04 2024
-------	-------------

PROJECT #:	
%:	

ITEM NO.	Lead   PCB   Bulk	DESCRIPTION
1	Bulk	335747.174
2	Bulk	200782.644
3	Bulk	346672
4	LEAD	346077.036
5	Bulk	346745
6	Lead	347002
7	Bulk	335747.092
8		
9		
10		
11		
12		

Notes:
--------

*Cheryl H.*

Signature

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



Your Project #: 346672.000  
 Site Location: 65 FRONT STREET WEST, TORONTO, ON  
 Your C.O.C. #: N/A

**Attention: Eric Walsh**

Pinchin Ltd  
 225 Labrador Drive  
 Unit #1  
 Waterloo, ON  
 CANADA N2K 4M8

**Report Date: 2024/09/06**  
 Report #: R8308300  
 Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C4R4435**

**Received: 2024/09/03, 12:44**

Sample Matrix: Bulk  
 # Samples Received: 6

<b>Analyses</b>	<b>Quantity</b>	<b>Date Extracted</b>	<b>Date Analyzed</b>	<b>Laboratory Method</b>	<b>Analytical Method</b>
Metals in Paint	6	2024/09/05	2024/09/05	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. This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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 #: 346672.000  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Your C.O.C. #: N/A

**Attention: Eric Walsh**

Pinchin Ltd  
225 Labrador Drive  
Unit #1  
Waterloo, ON  
CANADA N2K 4M8

**Report Date: 2024/09/06**  
Report #: R8308300  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C4R4435**

**Received: 2024/09/03, 12:44**

Encryption Key



**AUTHORIZED REPORT  
RAPPORT AUTORISÉ**

Bureau Veritas

06 Sep 2024 11:04:33

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

Bureau Veritas Job #: C4R4435  
Report Date: 2024/09/06

Pinchin Ltd  
Client Project #: 346672.000  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

**ELEMENTS BY ATOMIC SPECTROSCOPY (BULK)**

<b>Bureau Veritas ID</b>		ABTS90		ABTS91		ABTS92		
<b>Sampling Date</b>								
<b>COC Number</b>		N/A		N/A		N/A		
	<b>UNITS</b>	<b>L0001 GREEN ON CONCRETE WALL - LOCATION 2</b>	<b>RDL</b>	<b>L0002 WHITE ON DRYWALL - LOCATION 3</b>	<b>RDL</b>	<b>L0003 YELLOW ON PLASTER - LOCATION 4</b>	<b>RDL</b>	<b>QC Batch</b>

<b>Metals</b>								
Lead (Pb)	%	2.7	0.0042	0.00026	0.00016	1.8	0.010	9619143
RDL = Reportable Detection Limit QC Batch = Quality Control Batch								

<b>Bureau Veritas ID</b>		ABTS92		ABTS93		ABTS94		
<b>Sampling Date</b>								
<b>COC Number</b>		N/A		N/A		N/A		
	<b>UNITS</b>	<b>L0003 YELLOW ON PLASTER - LOCATION 4 Lab-Dup</b>	<b>RDL</b>	<b>L0004 WHITE ON PLASTER - LOCATION 4</b>	<b>RDL</b>	<b>L0005 RED FLOOR PAINT - LOCATION 4</b>	<b>RDL</b>	<b>QC Batch</b>

<b>Metals</b>								
Lead (Pb)	%	1.8	0.010	0.017	0.00019	2.7	0.018	9619143
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate								

<b>Bureau Veritas ID</b>		ABTS95		
<b>Sampling Date</b>				
<b>COC Number</b>		N/A		
	<b>UNITS</b>	<b>L0006 WHITE ON DRYWALL - LOCATION 9</b>	<b>RDL</b>	<b>QC Batch</b>

<b>Metals</b>				
Lead (Pb)	%	0.0011	0.00023	9619143
RDL = Reportable Detection Limit QC Batch = Quality Control Batch				



BUREAU  
VERITAS

Bureau Veritas Job #: C4R4435  
Report Date: 2024/09/06

Pinchin Ltd  
Client Project #: 346672.000  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### TEST SUMMARY

**Bureau Veritas ID:** ABTS90  
**Sample ID:** L0001 GREEN ON CONCRETE WALL - LOCATION 2  
**Matrix:** Bulk

**Collected:**  
**Shipped:**  
**Received:** 2024/09/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9619143	2024/09/05	2024/09/05	Japneet Gill

**Bureau Veritas ID:** ABTS91  
**Sample ID:** L0002 WHITE ON DRYWALL - LOCATION 3  
**Matrix:** Bulk

**Collected:**  
**Shipped:**  
**Received:** 2024/09/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9619143	2024/09/05	2024/09/05	Japneet Gill

**Bureau Veritas ID:** ABTS92  
**Sample ID:** L0003 YELLOW ON PLASTER - LOCATION 4  
**Matrix:** Bulk

**Collected:**  
**Shipped:**  
**Received:** 2024/09/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9619143	2024/09/05	2024/09/05	Japneet Gill

**Bureau Veritas ID:** ABTS92 Dup  
**Sample ID:** L0003 YELLOW ON PLASTER - LOCATION 4  
**Matrix:** Bulk

**Collected:**  
**Shipped:**  
**Received:** 2024/09/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9619143	2024/09/05	2024/09/05	Japneet Gill

**Bureau Veritas ID:** ABTS93  
**Sample ID:** L0004 WHITE ON PLASTER - LOCATION 4  
**Matrix:** Bulk

**Collected:**  
**Shipped:**  
**Received:** 2024/09/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9619143	2024/09/05	2024/09/05	Japneet Gill

**Bureau Veritas ID:** ABTS94  
**Sample ID:** L0005 RED FLOOR PAINT - LOCATION 4  
**Matrix:** Bulk

**Collected:**  
**Shipped:**  
**Received:** 2024/09/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9619143	2024/09/05	2024/09/05	Japneet Gill

**Bureau Veritas ID:** ABTS95  
**Sample ID:** L0006 WHITE ON DRYWALL - LOCATION 9  
**Matrix:** Bulk

**Collected:**  
**Shipped:**  
**Received:** 2024/09/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9619143	2024/09/05	2024/09/05	Japneet Gill



### GENERAL COMMENTS

Sample ABTS90 [L0001 GREEN ON CONCRETE WALL - LOCATION 2] : 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.

Sample ABTS91 [L0002 WHITE ON DRYWALL - LOCATION 3] : 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.

Sample ABTS93 [L0004 WHITE ON PLASTER - LOCATION 4] : 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.

Sample ABTS94 [L0005 RED FLOOR PAINT - LOCATION 4] : 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.

Sample ABTS95 [L0006 WHITE ON DRYWALL - LOCATION 9] : 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.**





BUREAU  
VERITAS

Bureau Veritas Job #: C4R4435

Report Date: 2024/09/06

### QUALITY ASSURANCE REPORT

Pinchin Ltd

Client Project #: 346672.000

Site Location: 65 FRONT STREET WEST, TORONTO, ON

Sampler Initials: EW

QC Batch	Parameter	Date	Matrix Spike		Method Blank		RPD		QC Standard	
			% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9619143	Lead (Pb)	2024/09/05	NC	75 - 125	<0.00010	%	3.0	35	100	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)



BUREAU  
VERITAS

Bureau Veritas Job #: C4R4435  
Report Date: 2024/09/06

Pinchin Ltd  
Client Project #: 346672.000  
Site Location: 65 FRONT STREET WEST, TORONTO, ON  
Sampler Initials: EW

### VALIDATION SIGNATURE PAGE

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

---

Cristina Carriere, Senior 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.

ATL FCO 00149 / 24

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 E-mail: [CustomerService@bvlab.com](mailto:CustomerService@bvlab.com)

[www.bvlab.com](http://www.bvlab.com)

**CHAIN OF CUSTODY RECORD**

COC #: \_\_\_\_\_ Page: \_\_\_\_\_ of \_\_\_\_\_

Turnaround Time (TAT) Required

Rush TAT (24 hours)

PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS

IF RUSH please specify date (Surcharges will be applied)

DATE REQUIRED: \_\_\_\_\_

---

**Invoice Information**

Company Name: Pinchin Ltd.

Contact Name: Eric Walsh

Address: 225 Labrador Dr, Waterloo, ON

Postal Code: N2K 4M8

Phone: 226.979.5486 Fax: \_\_\_\_\_

Email: ap@pinchin.com

**Report Information (if differs from invoice)**

Company Name: Pinchin Ltd.

Contact Name: Eric Walsh, Andres Gimenez

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: ewalsh@pinchin.com  
agimenez@pinchin.com

**Project Information (where applicable)**

Quotation #: \_\_\_\_\_

P.O. #: \_\_\_\_\_

Project #: 346072.000

Site Location: 65 Front Street West, Toronto, ON

Site #: \_\_\_\_\_

Sampled By: Eric Walsh

---

**Laboratory Use Only**

CUSTODY SEAL		COOLER TEMPERATURES		COOLER TEMPERATURES	
Present	Intact				
COOLING MEDIA PRESENT Y / N					
SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS					

**Analysis Requested**

Metals (Water)	Metals (Soil)	Regulatory Requirements (Specify)
<input type="checkbox"/> Arsenic	<input type="checkbox"/> Arsenic	
<input type="checkbox"/> Barium	<input type="checkbox"/> Barium	
<input type="checkbox"/> Cadmium	<input type="checkbox"/> Cadmium	
<input type="checkbox"/> Chromium	<input type="checkbox"/> Chromium	
<input type="checkbox"/> Copper	<input type="checkbox"/> Copper	
<input type="checkbox"/> Lead	<input type="checkbox"/> Lead	
<input type="checkbox"/> Manganese	<input type="checkbox"/> Manganese	
<input type="checkbox"/> Mercury	<input type="checkbox"/> Mercury	
<input type="checkbox"/> Nickel	<input type="checkbox"/> Nickel	
<input type="checkbox"/> Silver	<input type="checkbox"/> Silver	
<input type="checkbox"/> Vanadium	<input type="checkbox"/> Vanadium	
<input type="checkbox"/> Zinc	<input type="checkbox"/> Zinc	
<input type="checkbox"/> Other	<input type="checkbox"/> Other	

---

SAMPLE IDENTIFICATION	DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH:MM)	MATRIX	RFID CONTAINER SUBMITTED	FIELD RETURNED PRESERVED	LAB RETURNED REQUESTED	RFID ANALYSIS REQUESTED	RFID ANALYSIS SUBMITTED	RFID ANALYSIS RESULTS	RFID ANALYSIS REPORT	RFID ANALYSIS DATE	RFID ANALYSIS TIME	RFID ANALYSIS LOCATION	RFID ANALYSIS COMMENTS	COMMENTS
L0001			Green on concrete wall - Location 2												
L0002			White on drywall - Location 3												
L0003			Yellow on plaster - Location 4												
L0004			White on plaster - Location 4												
L0005			Red floor paint - Location 4												
L0006			White on drywall - Location 9												

**NONT-2024-09-221**

---

<b>RELINQUISHED BY: (Signature/Print)</b>	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	<b>RECEIVED BY: (Signature/Print)</b>	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	BY JOB #
Eric Walsh	2024-09-03		<i>[Signature]</i> KRUTAGINA	2024/09/03	12:44	

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas Laboratories' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms which are available for viewing at <http://www.bvlab.com/terms-and-conditions>

*[Signature]* KRUTAGINA 2024/09/03 12:44  
 ASP Akhmalzithi 2024/09/03 16:10  
 White: Maxxim Pink: Client

729151  
**REC'D IN WATERLOO**

**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:

<b>Jurisdiction*</b>	<b>Friable</b>	<b>Non-Friable</b>
Ontario	0.5%	0.5%
Federal	1%	1%

\* If there is a conflict between federal and provincial criteria, the more stringent will apply.

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)
- Air movement or air erosion (present, not present)
- 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/EPA SW-846-6020B0B, inductively coupled plasma – mass spectrometry.

Analytical results were compared to the following criteria.

<b>Jurisdiction*</b>	<b>Units (%)</b>	<b>Units (ppm) / (mg/kg)</b>
Ontario	0.1	1,000
Federal	0.009	90

\* If there is a conflict between federal and provincial criteria, the more stringent will apply.

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.

Caulking, sealants, or paints were sampled and submitted for PCB analysis following EPA 3550C/8082A.

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.

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



**Client:** Norr Ltd

**Site:** 65 Front St West, Toronto, ON

**Building Name:** Union Station - 3rd Floor Security Offices

**Survey Date:**
**Last Re-Assessment:**
**Building Phases:** A:

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
1	Men's Washroom, room no. 3-C010	150	3	A	
2	Janitors Closet, room no. 3-C925	25	3	A	
3	Women's Washroom, room no. 3-C011	150	3	A	
4	Kitchenette, room no. 3-C013	75	3	A	
5	Room 304, room no. 3-C014, 3-C015, 3-C012	800	3	A	
6	Room 306, room no. 3-C016 & 3-C019	400	3	A	
7	Room 308, room no. 3-C017	600	3	A	Raised floor
8	Room 310, room no. 3-C018	0	3	A	NO ACCESS - Locked
9	East Corridor, room no. 3-C927	800	3	A	
10	West Corridor, room no. 3-C912	800	3	A	
11	Eoc Room - behind hoarding wall, room no. 3-C009	600		A	

**APPENDIX V**

**Hazardous Materials Summary Report / Sample Log**

Client: Norr Ltd

Site: 65 Front St West, Toronto, ON

Building Name: Union Station - 3rd Floor Security Offices

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABCDEFGF	Ceiling, Wall, Ceiling, Wall   All   Drywall And Joint Compound	1,2,3,4,5,7,9,11	A	0	1525	0	0	None Detected	No	
Asbestos	S0002 ABCDEFGF	Ceiling   All   Plaster   Ceiling Plaster; Hole In Plaster 1 Sq Ft	4,5,6,7,9,10	A	0	4675	0	0	None Detected	No	
Asbestos	S0003	Other     Mastic, White   White Sink Mastic	4	A	0	0	1	0	None Detected	No	
Asbestos	S0004 ABCDEFGF	Wall     Plaster	4,5,6,7,9,10,11	A	0	8400	0	0	None Detected	No	
Asbestos	S0005	Floor   All   Carpet   Carpet Mastic	5,6,7	A	0	3200	0	0	Chrysotile	Yes	NF, F
Asbestos	S0006 ABC	Duct   All   Not Insulated   Grey Duct Mastic	3,4,5,7	A	4	0	0	0	None Detected	No	
Asbestos	S0007	Structure   All   Mortar   Brick Mortar	5,6,7,11	A	0	2800	0	0	Chrysotile	No	
Asbestos	S0008	Wall   All   Mastic   Textile Wall Covering	9,10	A	0	3500	0	0	None Detected	No	
Asbestos	V9000	Piping     Magnesia Block   Fisher Report	9	A	100	0	0	0	Confirmed Asbestos	Yes	F
Asbestos	V9000	Piping     Parging Cement   Fisher Report	9,10	A	0	0	0	0	Confirmed Asbestos	Yes	F
Asbestos	V9500	Floor   All   Terrazzo   Presumed As Not Impacted By Scope	9	A	0	800	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Floor   All   Thin-set   12x12 Grey Ceramic, Hexagon Tile	1,3	A	0	300	0	0	Presumed Asbestos	Yes	PF
Asbestos	V9500	Floor   All   Vinyl Floor Tile   Presumed As Not Impacted By Scope	10	A	0	800	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Other     Caulking   Caulking On Window Frame	3	A	16	0	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Wall   All   Thin-set   12x12 Brown Wall Tile	3	A	0	300	0	0	Presumed Asbestos	Yes	PF
Asbestos	V0000	Ceiling   All   Ceiling Tiles (lay-in)   2008	4	A	0	75	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling     Ceiling Tiles (lay-in)   2009	7	A	0	300	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling     Ceiling Tiles (lay-in)   2019	10	A	0	800	0	0	Non Asbestos	No	
Asbestos	V0000	Floor   All   Concrete (poured)	2	A	0	25	0	0	Non Asbestos	No	
Asbestos	V0000	Floor   All   Concrete (poured)   Rubber Floor Mats On Concrete	4	A	0	75	0	0	Non Asbestos	No	
Asbestos	V0000	Floor     Metal	11	A	0	600	0	0	Non Asbestos	No	
Asbestos	V0000	Wall   All   Marble	1	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall     Mastic   Mastic Behind Rubber Bb	10	A	100	0	0	0	Non	No	

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
									Asbestos		
Paint	L0001	Wall   Concrete (poured)   Green On Concrete	2	A	0	100	0	0	Lead (High)	Yes	-
Paint	L0002	Wall   Drywall And Joint Compound   White On Drywall Ceiling	3,11	A	0	0	0	0		No	-
Paint	L0003	Wall   Drywall And Joint Compound   Yellow On Walls	4,5,6,7,9,10	A	0	0	0	0	Lead (High)	Yes	-
Paint	L0004	Ceiling   Plaster   White On Plaster	4,5,6,7	A	0	75	0	0	Lead (Low)	Yes	-
Paint	L0005	Floor   Concrete (poured)   Red Floor Paint	4	A	0	75	0	0	Lead (High)	Yes	-
Paint	L0006	Ceiling   Plaster   Delaminating White	9	A	0	1000	0	0		No	-
Lead Product	V9000	Batteries In Emer. Lights	4,9,10	A	0	0	3	0	Lead Product	Yes	-
PCB	V9500	Light Ballasts	4,5,6,7	A	0	0	14	0	Presumed PCB	Yes	-
Hg	V9000	Light Fixture	4	A	0	0	1	0	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:** Norr Ltd  
**Location:** #1 : Men's Washroom  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C010  
**Area (sqft):** 150  
**Last Re-Assessment:**

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	V0001	None Detected	N.D.	None	
Floor	All	Thin-set, Hexagon tile		Ceramic Tiles	A	Y		150			SF	V9500	Presumed Asbestos		Presumed Asbestos	PF
Mechanical Equipment	All	None Found														
Piping	All	Not Insulated														
Wall	All	Marble			A	Y						V0000	Non-Asbestos		None	

**Client:** Norr Ltd  
**Location:** #1 : Men's Washroom  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C010  
**Area (sqft):** 150  
**Last Re-Assessment:**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall								No	

**Client:** Norr Ltd  
**Location:** #2 : Janitors Closet  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C925  
**Last Re-Assessment:**  
**Area (sqft):** 25

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		25			SF	S0001A	None Detected	N.D.	None	
Duct	All	Not Insulated														
Floor	All	Concrete (poured)			A	Y		25			SF	V0000	Non-Asbestos		None	
Piping	All															
Wall	All	Concrete (poured)			A	Y										

**Client:** Norr Ltd  
**Location:** #2 : Janitors Closet  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C925  
**Last Re-Assessment:**  
**Area (sqft):** 25

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Concrete (poured)	100		SF	L0001	Green on concrete	Pb: 2.7 %	Lead (High)	



**Client:** Norr Ltd  
**Location:** #3 : Women's Washroom  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C011  
**Area (sqft):** 150  
**Last Re-Assessment:**

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	S0001B	None Detected	N.D.	None	
Duct		Not Insulated, Duct mastic										V0006	None Detected	N.D.	None	
Floor	All	Thin-set, 12x12 Grey ceramic		Ceramic Tiles	A	Y		150			SF	V9500	Presumed Asbestos		Presumed Asbestos	PF
Mechanical Equipment	All	None Found														
Other		Caulking, Caulking on window frame	Window		A	Y	N	16			LF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Piping	All	Fibreglass		Foil Face	A	Y	N	20			LF					
Wall	All	Thin-set, 12x12 brown wall tile		Ceramic Tiles	A	Y		300			SF	V9500	Presumed Asbestos		Presumed Asbestos	PF

**Client:** Norr Ltd  
**Location:** #3 : Women's Washroom  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C011  
**Area (sqft):** 150  
**Last Re-Assessment:**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound	150			L0002	White on drywall ceiling	Pb: .00026 %	No	

**Client:** Norr Ltd  
**Location:** #4 : Kitchenette  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C013  
**Last Re-Assessment:**  
**Area (sqft):** 75

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Plaster, Ceiling plaster; hole in plaster 1 sq ft			A	Y	N	74	1		SF	S0002A	None Detected	N.D.	None	
Ceiling	All	Ceiling Tiles (lay-in), 2008			C	Y		75			SF	V0000	Non-Asbestos		None	
Duct	All	Not Insulated, Grey duct mastic			B	Y	N					S0006A	None Detected	N.D.	None	
Floor	All	Concrete (poured), Rubber floor mats on concrete		Rubber	A	Y		75			SF	V0000	Non-Asbestos		None	
Other		Mastic, White, White sink mastic			A	Y	N	1			EA	S0003	None Detected	N.D.	None	
Piping	All	Not Insulated														
Wall		Plaster			A	Y	N	200			SF	S0004A	None Detected	N.D.	None	
Wall	All	Drywall and joint compound, Two of 4 walls			A	Y		200			SF	S0001C	None Detected	N.D.	None	

**Client:** Norr Ltd  
**Location:** #4 : Kitchenette  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C013  
**Last Re-Assessment:**  
**Area (sqft):** 75

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound				L0003	Yellow on walls	Pb: 1.8 %	Lead (High)	
Ceiling	Plaster		75	SF	L0004	White on plaster	Pb: .017 %	Lead (Low)	
Floor	Concrete (poured)	75		SF	L0005	Red floor paint	Pb: 2.7 %	Lead (High)	

**Client:** Norr Ltd  
**Location:** #4 : Kitchenette  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C013  
**Last Re-Assessment:**  
**Area (sqft):** 75

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

**Client:** Norr Ltd  
**Location:** #4 : Kitchenette  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C013  
**Last Re-Assessment:**  
**Area (sqft):** 75

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

**Client:** Norr Ltd

**Site:** 65 Front St West, Toronto, ON

**Building Name:** Union Station - 3rd Floor Security Offices

**Location: #4 : Kitchenette**  
**Survey Date: 2024-08-30**

**Floor: 3**

**Room #: 3-C013**  
**Last Re-Assessment:**

**Area (sqft): 75**

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	1	EA	V9500			Presumed

**Client:** Norr Ltd  
**Location:** #5 : Room 304  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C014, 3-C015, 3-C012  
**Area (sqft):** 800  
**Last Re-Assessment:**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Plaster, 2 layers on wire lathe			C	Y		800			SF	S0002B	None Detected	N.D.	None	
Duct	All	Not Insulated, Grey duct mastic										S0006B	None Detected	N.D.	None	
Floor		Floor Levelling Compound			B	N	N	600			SF	V0005	Chrysotile	0.5-5%	Confirmed Asbestos	F
Floor <sup>1</sup>	All	Carpet, Carpet mastic			A	Y		400			SF	S0005	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Mechanical Equipment	All	None Found														
Piping	All	Fibreglass														
Structure	All	Mortar, Brick mortar			C	N		800			SF	S0007	Chrysotile	<0.5%	None	
Wall		Plaster, Delaminating on north wall			A	Y	N	400	800		SF	S0004B	None Detected	N.D.	None	
Wall	All	Drywall and joint compound, East wall			A	Y		400			SF	S0001D	None Detected	N.D.	None	

1 - leveling compound phase also contains asbestos

**Client:** Norr Ltd  
**Location:** #5 : Room 304  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C014, 3-C015, 3-C012  
**Area (sqft):** 800  
**Last Re-Assessment:**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Concrete (poured)				V0003	Yellow	Pb: 1.8 %	Lead (High)	
Ceiling	Abated Material				V0004	White	Pb: .017 %	Lead (Low)	

**Client:** Norr Ltd  
**Location:** #5 : Room 304  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C014, 3-C015, 3-C012  
**Area (sqft):** 800  
**Last Re-Assessment:**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube				

**Client:** Norr Ltd  
**Location:** #5 : Room 304  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C014, 3-C015, 3-C012  
**Area (sqft):** 800  
**Last Re-Assessment:**

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	4	EA	V9500			Presumed

**Client:** Norr Ltd  
**Location:** #6 : Room 306  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C016 & 3-C019  
**Last Re-Assessment:**  
**Area (sqft):** 400

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Plaster, 2 layers on wire lathe			C	Y		400			SF	S0002C	None Detected	N.D.	None	
Floor		Floor Levelling Compound			B	N	N	600			SF	V0005	Chrysotile	0.5-5%	Confirmed Asbestos	F
Floor <sup>1</sup>	All	Carpet, Carpet mastic			A	Y		400			SF	V0005	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Mechanical Equipment	All	None Found														
Piping	All	Fibreglass														
Structure	All	Mortar, Brick mortar			C	N		400			SF	V0007	Chrysotile	<0.5%	None	
Wall		Plaster			A	Y	N	1000			SF	V0004	None Detected	N.D.	None	

1 - Leveling compound phase also contains asbestos

**Client:** Norr Ltd  
**Location:** #6 : Room 306  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C016 & 3-C019  
**Last Re-Assessment:**  
**Area (sqft):** 400

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Plaster				V0003	Yellow	Pb: 1.8 %	Lead (High)	
Ceiling	Abated Material				V0004	White	Pb: .017 %	Lead (Low)	

**Client:** Norr Ltd  
**Location:** #6 : Room 306  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C016 & 3-C019  
**Last Re-Assessment:**  
**Area (sqft):** 400

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube				

**Client:** Norr Ltd  
**Location:** #6 : Room 306  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C016 & 3-C019  
**Last Re-Assessment:**  
**Area (sqft):** 400

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	4	EA	V9500			Presumed

**Client:** Norr Ltd  
**Location:** #7 : Room 308  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C017  
**Area (sqft):** 600  
**Last Re-Assessment:**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 2009			B	Y	N		100	200	SF	V0000	Non-Asbestos		None	
Ceiling		Drywall and joint compound, Drywall bulkhead for drop ceiling			B	Y	N	100			SF	V0001	None Detected	N.D.	None	
Ceiling		Plaster			A				200	1000	SF	S0002FG	None Detected	N.D.	None	
Ceiling	All	Plaster, 2 layers on wire lathe			C	Y		600			SF	V0002	None Detected	N.D.	None	
Duct		Mastic, Grey duct mastic			A	Y	N	4			LF	S0006C	None Detected	N.D.	None	
Floor		Floor Levelling Compound			B	N	N	600			SF	V0005	Chrysotile	0.5-5%	Confirmed Asbestos	F
Floor <sup>1</sup>	All	Carpet, Carpet mastic			A	Y		600			SF	V0005	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Mechanical Equipment	All	None Found														
Piping	All	Fibreglass														
Structure	All	Mortar, Brick mortar			C	N		600			SF	V0007	Chrysotile	<0.5%	None	
Wall		Concrete (poured), Small drywall section on west wall			A	Y	N	1000			SF	V0004	None Detected	N.D.	None	

Raised floor  
1 - Raised floor on top of carpet mastic - Leveling compound phase also contains asbestos

**Client:** Norr Ltd  
**Location:** #7 : Room 308  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C017  
**Area (sqft):** 600  
**Last Re-Assessment:**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Plaster				V0003	Yellow	Pb: 1.8 %	Lead (High)	
Ceiling	Abated Material				V0004	White	Pb: .017 %	Lead (Low)	

Raised floor

**Client:** Norr Ltd  
**Location:** #7 : Room 308  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C017  
**Area (sqft):** 600  
**Last Re-Assessment:**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube				

Raised floor

**Client:** Norr Ltd

**Site:** 65 Front St West, Toronto, ON

**Building Name:** Union Station - 3rd Floor Security Offices

**Location: #7 : Room 308**  
**Survey Date: 2024-08-30**

**Floor: 3**

**Room #: 3-C017**  
**Last Re-Assessment:**

**Area (sqft): 600**

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	5	EA	V9500			Presumed

Raised floor

**Client:** Norr Ltd  
**Location:** #9 : East Corridor  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C927  
**Area (sqft):** 800  
**Last Re-Assessment:**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound, Repairs to plaster made w djc			A	Y	N		500		SF	S0001E	None Detected	N.D.	None	
Ceiling	All	Plaster			C	Y		800			SF	S0002D	None Detected	N.D.	None	
Floor	All	Terrazzo, Presumed as not impacted by scope			A	Y		800			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	All	None Found														
Piping		Parging Cement, Fisher report			A	Y	N					V9000	Confirmed Asbestos		Confirmed Asbestos	F
Piping		Magnesia block, Fisher report			B	Y	N	100			LF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Piping	All	Fibreglass														
Structure	All	Brick			C	N										
Wall		Drywall and joint compound			A	Y	N					S0001FG	None Detected	N.D.	None	
Wall		Plaster, Plaster behind wall covering			A	Y	N	1500			SF	S0004C	None Detected	N.D.	None	
Wall	All	Mastic, Textile wall covering		Textile	A	Y		1500	500		SF	S0008	None Detected	N.D.	None	

**Client:** Norr Ltd  
**Location:** #9 : East Corridor  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C927  
**Area (sqft):** 800  
**Last Re-Assessment:**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Plaster				V0003	Yellow on walls	Pb: 1.8 %	Lead (High)
Ceiling	Plaster	500	500	SF	L0006	Delaminating white	Pb: .0011 %	No

**Client:** Norr Ltd  
**Location:** #9 : East Corridor  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C927  
**Area (sqft):** 800  
**Last Re-Assessment:**

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



**Client:** Norr Ltd  
**Location:** #10 : West Corridor  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C912  
**Area (sqft):** 800  
**Last Re-Assessment:**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 2019			A	Y	N	800			SF	V0000	Non-Asbestos		None	
Ceiling	All	Plaster			C	Y		800			SF	S0002E	None Detected	N.D.	None	
Floor <sup>1</sup>	All	Vinyl Floor Tile, Presumed as not impacted by scope			A	Y		800			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Piping		Parging Cement, Fisher report			A	Y	N					V9000	Confirmed Asbestos		Confirmed Asbestos	F
Piping	All	Fibreglass														
Structure	All	Brick			C	N										
Wall		Plaster, Plaster behind wall covering			A	Y	N	3000			SF	S0004DFG	None Detected	N.D.	None	
Wall		Mastic, Mastic behind rubber bb			A	Y	N	100			LF	V0000	Non-Asbestos		None	
Wall	All	Textile, Textile wall covering		Plaster	A	Y		1000	500		SF	V0008	None Detected	N.D.	None	

1 - White w blue flecks

**Client:** Norr Ltd  
**Location:** #10 : West Corridor  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C912  
**Area (sqft):** 800  
**Last Re-Assessment:**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Plaster				V0003	Yellow on walls	Pb: 1.8 %	Lead (High)	

**Client:** Norr Ltd  
**Location:** #10 : West Corridor  
**Survey Date:** 2024-08-30

**Site:** 65 Front St West, Toronto, ON  
**Floor:** 3

**Building Name:** Union Station - 3rd Floor Security Offices  
**Room #:** 3-C912  
**Area (sqft):** 800  
**Last Re-Assessment:**

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

**Client:** Norr Ltd

**Site:** 65 Front St West, Toronto, ON

**Building Name:** Union Station - 3rd Floor Security Offices

**Location:** #11 : Eoc Room - behind hoarding wall

**Floor:**

**Room #:** 3-C009

**Area (sqft):** 600

**Survey Date:**

**Last Re-Assessment:**

**ASBESTOS**

System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Floor <sup>1</sup>		Metal			A	Y	N	600			SF	V0000	Non-Asbestos		None	
Structure		Mortar		Precast Refractory Brick	A	Y	N	1000			SF	V0007	Chrysotile	<0.5%	None	
Wall		Drywall and joint compound										V0001	None Detected	N.D.	None	
Wall		Plaster			A	Y	N	500			SF	S0004E	None Detected	N.D.	None	

1 - raised flooring

**Client:** Norr Ltd

**Site:** 65 Front St West, Toronto, ON

**Building Name:** Union Station - 3rd Floor Security Offices

**Location:** #11 : Eoc Room - behind hoarding wall

**Floor:**

**Room #:** 3-C009

**Area (sqft):** 600

**Survey Date:**

**Last Re-Assessment:**

**PAINT**

System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Paint				V0002	White on drywall ceiling	Pb: .00026 %	No

## 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.
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.