



Hazardous Building Materials Assessment (Pre-construction)

Scotiabank Hall
1812 Sir Isaac Brock Way, St.
Catharines, Ontario

Prepared for:

Brock University
1812 Sir Isaac Brock Way
St. Catharines, Ontario L2S 3A1

January 21, 2025

Pinchin File: 336659.012



Issued to: Brock University
Issued on: January 21, 2025
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Team Leader



EXECUTIVE SUMMARY

Brock University (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Scotiabank Hall located at 1812 Sir Isaac Brock Way, St. Catharines, Ontario. Pinchin performed the assessment on December 20, 2024.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation. The proposed work as identified by the Client in an email dated November 27, 2024, includes complete renovations to Scotiabank Hall, Room SBH208, as outlined in the scope of work drawings dated November 5, 2024

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:

- Asbestos-containing materials were not found in the assessed area.

Lead:

- Low levels of lead are present in paints and coatings.

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

Mercury: Mercury vapour is present in lamp tubes.

Polychlorinated Biphenyls (PCBs): PCBs are not present.

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



SUMMARY OF RECOMMENDATIONS

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

1. Conduct further investigation of the following items, which was not completed during this assessment:
 - a. Any items listed as exclusions in this report, prior to disturbance.
2. Prepare a scope of work or specifications and safe work procedures for the hazardous materials removal required for the planned work.
3. Do not disturb suspected hazardous building materials discovered during the planned work, which have not been identified in this report and arrange for further evaluation and testing.
4. Remove and properly dispose of asbestos-containing materials prior to demolition or renovation activities.
5. Recycle mercury-containing lamp tubes when removed from service.
6. 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

Brock University (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Scotiabank Hall located at 1812 Sir Isaac Brock Way, St. Catharines, Ontario.

Pinchin performed the assessment on December 20, 2024. The surveyor was accompanied during the assessment. The assessed area was unoccupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation. The proposed work as identified by the Client in an email dated November 27, 2024, includes renovations to Scotiabank Hall, Room SBH208, as outlined in the scope of work drawings dated November 5, 2024.

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
- 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.

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	Educational Facility
Number of Floors	The building is 3 storeys plus 1 level below grade.
Total Area	The total area of the building is 29,496 square feet
Year of Construction	The building was constructed in 2002
Structure	Structural steel and concrete, concrete block
Exterior Cladding	Masonry, glass curtain wall, metal cladding
HVAC	Forced air
Roof	Not assessed
Flooring	Poured concrete, carpet, terrazzo, ceramic tiles
Interior Walls	Drywall, poured concrete, wood, concrete block
Ceilings	Acoustic ceiling tiles and drywall

3.2 Existing Reports

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

- “Brock University SBH Scotiabank Hall ACM Inventory Report Part B”, September 29, 2014, Prepared by Pinchin Ltd, File No. 83844.001.

4.0 FINDINGS

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

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

4.1 Asbestos

4.1.1 *Spray-Applied Insulation*

Spray-applied fireproofing and overspray present on the structure and roof decking above ceiling does not contain asbestos based on the date of construction (2002; Photo 1).



Photo 1

4.1.2 *Pipe Insulation*

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

4.1.3 *Duct Insulation and Mastic*

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

Grey duct mastic present at seams / joints on the exterior of ducts in the Mechanical Room (Location 15) does not contain asbestos (samples S0002A-C; Photo 1).



Photo 1

4.1.4 Mechanical Equipment Insulation

Parging cement is present on mechanical equipment, does not contain asbestos based on the date of construction.

Mechanical equipment (e.g., furnace, hot water tanks, boilers) is either uninsulated or insulated with non-asbestos fibreglass.

4.1.5 Vermiculite

Loose fill vermiculite was not observed within the cavities.

Destructive testing was not performed, and vermiculite may be present within masonry block walls, above solid ceilings or other void spaces.

4.1.6 Acoustic Ceiling Tiles

Ceiling tiles are presumed to be non-asbestos based on the age of the materials determined from the age of the building construction (2002; Photos 1 – 2). The tiles were manufactured after asbestos stopped being used in acoustic ceiling tiles.



Photo 1



Photo 2

4.1.7 *Drywall Joint Compound*

Asbestos in drywall joint compound was banned in Canada in 1980. Drywall and joint compound in the assessed area was installed on or after 2002 and is presumed to contain no asbestos.

4.1.8 *Levelling Compound*

Levelling compound present in the Mechanical Room (Location 15), does not contain asbestos (samples S0003A-C; Photo 1).



Photo 1

4.1.9 *Other Building Materials*

Yellow/grey carpet mastic found below carpet tile throughout the assessed area does not contain asbestos (samples S0001A-C; Photo 1).



Photo 1

4.1.10 Excluded Materials

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





- Roofing felts and tar, mastics
- Electrical components
- Mechanical packing, ropes, and gaskets
- Vermiculite
- Caulking and putties
- Vibration dampers on HVAC equipment


4.2 Lead

4.2.1 Paints and Surface Coatings

Refer to the lab report(s) in Appendix II-B and the Hazardous Material Summary / Sample Log in Appendix V for details on paints sampled and their locations.

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
L0001	Light blue/grey paint on concrete block wall	Classroom and Offices (Location 8)	0.00077	
L0002	White paint on drywall	Classroom and Offices (Location 8)	0.00030	
L0003	Dark grey paint on door and window frames	Computer Lab (Location 6)	0.070	
L0004	Grey paint on poured concrete floor	Mechanical Rooms and Vestibule (Location 15)	<0.00027	

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
V9500	Grey paint/primer on steel structure	Office Area (Location 14)	Presumed	

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 products were not found during this assessment.

4.2.3 Excluded Lead Materials

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

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

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

4.4 Mercury

4.4.1 Lamps

Mercury vapour is present in fluorescent lamp tubes.

4.4.2 Mercury-Containing Devices

Mercury-containing devices were not found during the assessment.



4.5 Polychlorinated Biphenyls

4.5.1 Caulking and Sealants

PCBs were banned in 1980; however, are found to be present in caulking and sealants until 1985. Caulking in the assessed area was installed in or after 2001 and is not suspected to contain PCBs.

4.5.2 Lighting Ballasts

Based on date of construction and confirmed by visual observations (e.g., evidence of T-5 or T-8 fixtures with electronic ballasts) the fixtures will not contain PCB ballasts.

Based on the presence of Light Emitting Diode (LED) lamps, the fixtures will not contain PCB ballasts.

4.5.3 Transformers

Transformers were not found during the assessment.

4.6 Mould and Water Damage

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

5.0 RECOMMENDATIONS

5.1 General

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



5.2 Building Renovation Work

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

5.2.1 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.

Items painted with paints containing elevated levels of lead may be a hazardous waste. Test lead-painted materials for leachable lead and other metals prior to disposal. Metallic components coated with lead paint do not require leachate testing and can be disposed of as non-hazardous construction and demolition (C&D) waste.

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

5.2.2 Silica

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with applicable regulations and guidelines.

5.2.3 Mercury

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



6.0 TERMS AND LIMITATIONS

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

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

7.0 REFERENCES

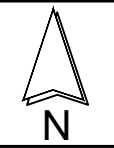
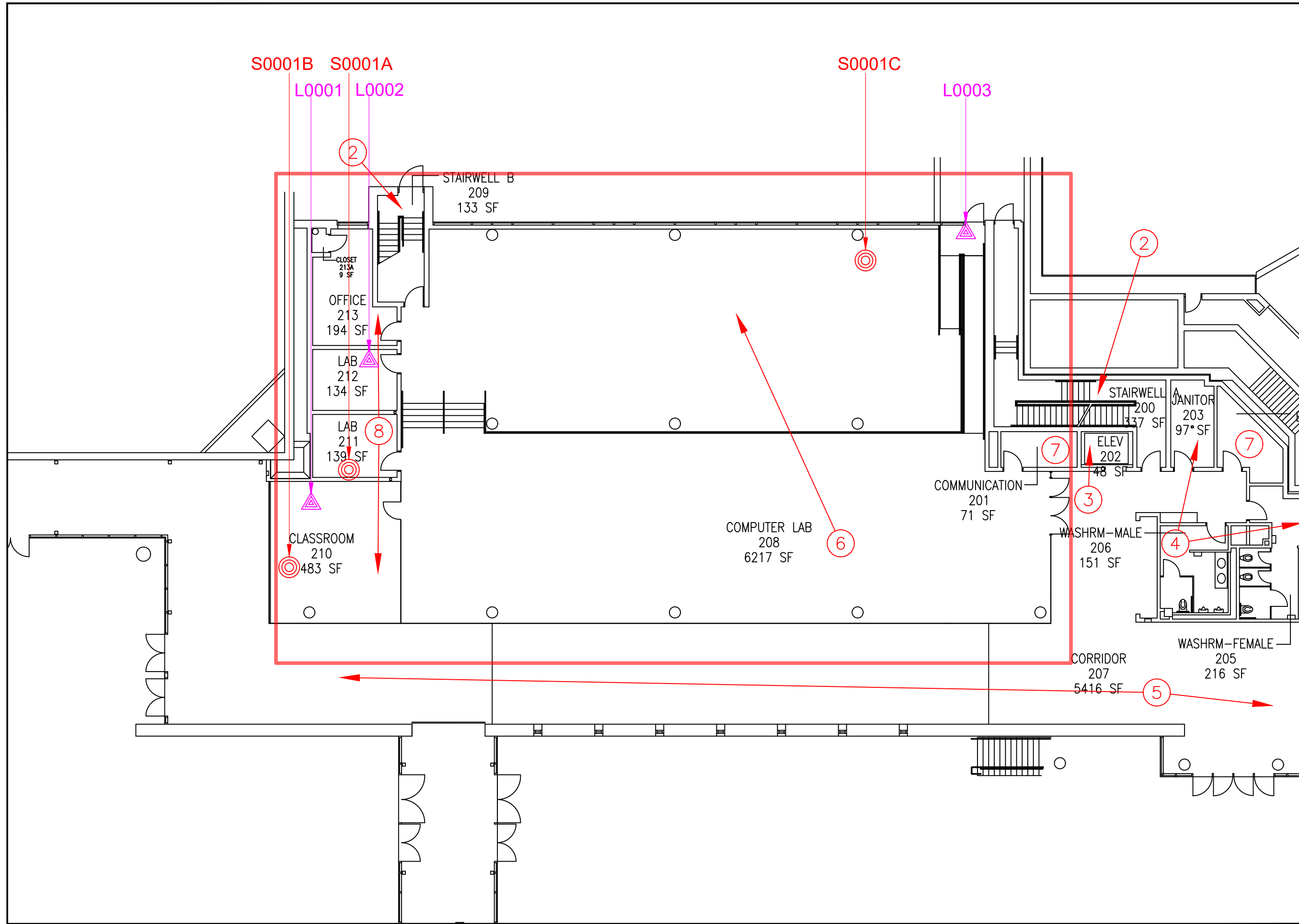
The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair.
5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.
7. Silica on Construction Projects, Ministry of Labour Guidance Document.
8. 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\ham\Job\336000s\0336659.000 Brock,2024Projects\0336659.012 Brock,SBH208,Fishbowl,HAZ,ASMNT\Deliverables\336659.012 HBMA Report Scotiabank Hall 1812 Sir Isaac Brock Way St Catharines Brock Jan 21 2025.docx

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

APPENDIX I
Drawings



- LEGEND**
- X PINCHIN LOCATION NUMBER
 - SURVEY BOUNDARY/ASSESSED AREA
 - ◎ ASBESTOS BULK SAMPLE
 - ▲ LEAD BULK SAMPLE

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

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME: HAZARDOUS BUILDING MATERIALS ASSESSMENT	
CLIENT NAME: BROCK UNIVERSITY	
PROJECT LOCATION: 1812 SIR ISAAC BROCK WAY, SBH 208, ST. CATHARINES, ONTARIO	
FIGURE NAME: SCOTIABANK HALL LEVEL 200	
PROJECT NUMBER: 0336659.012	SCALE: NOT TO SCALE
DRAWN BY: JM	REVIEWED BY: CM
DATE: JANUARY 2025	FIGURE NUMBER: 1 OF 3



LEGEND

- X PINCHIN LOCATION NUMBER
- SURVEY BOUNDARY/ASSESSED AREA
- ASBESTOS BULK SAMPLE
- ▲ LEAD BULK SAMPLE

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

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
BROCK UNIVERSITY

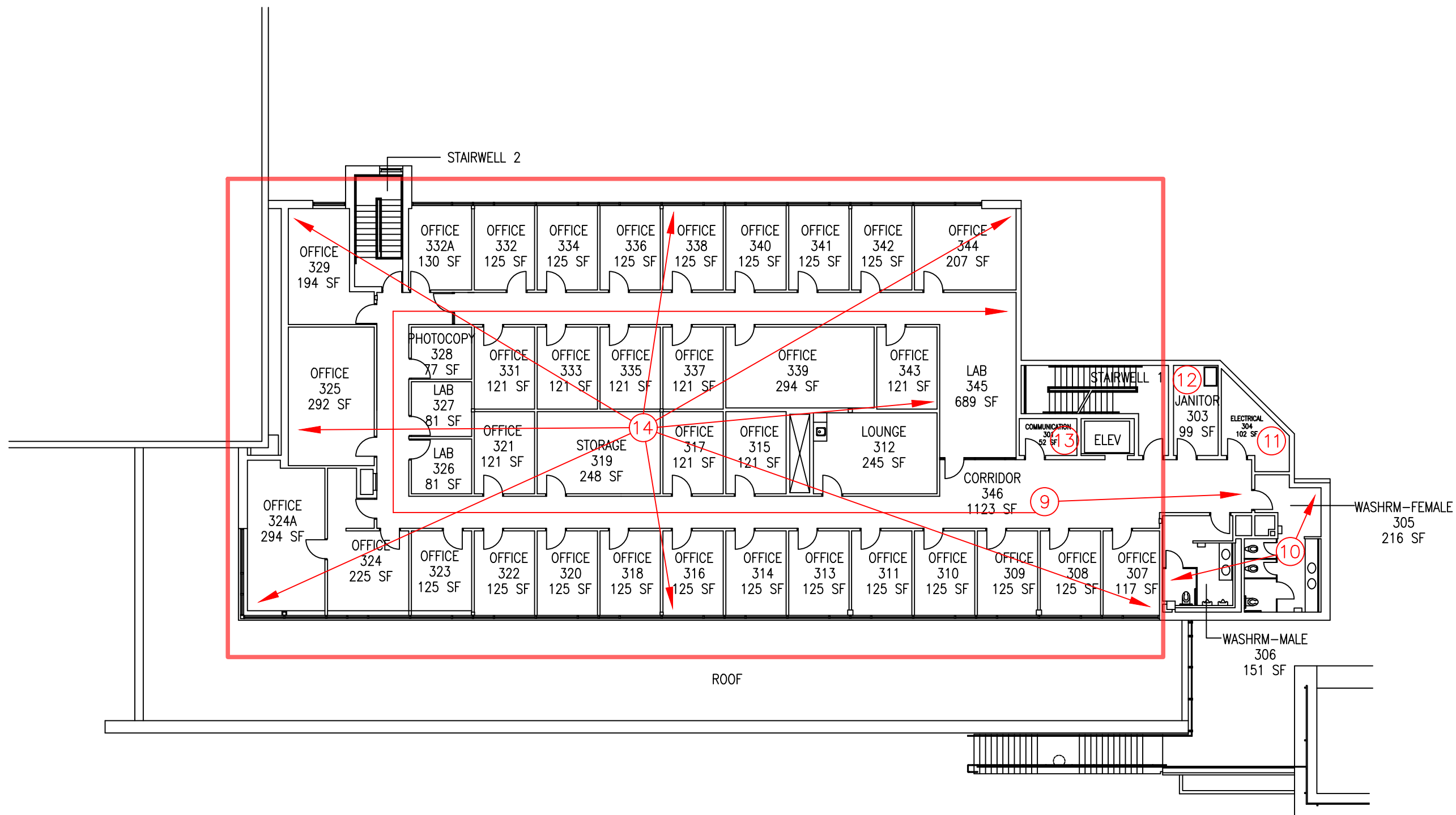
PROJECT LOCATION:
**1812 SIR ISAAC BROCK WAY,
SBH 208, ST. CATHARINES,
ONTARIO**

FIGURE NAME:
**SCOTIABANK HALL
LEVEL 300**

PROJECT NUMBER:
0336659.012 SCALE:
NOT TO SCALE





DRAWN BY:
JM REVIEWED BY:
CM

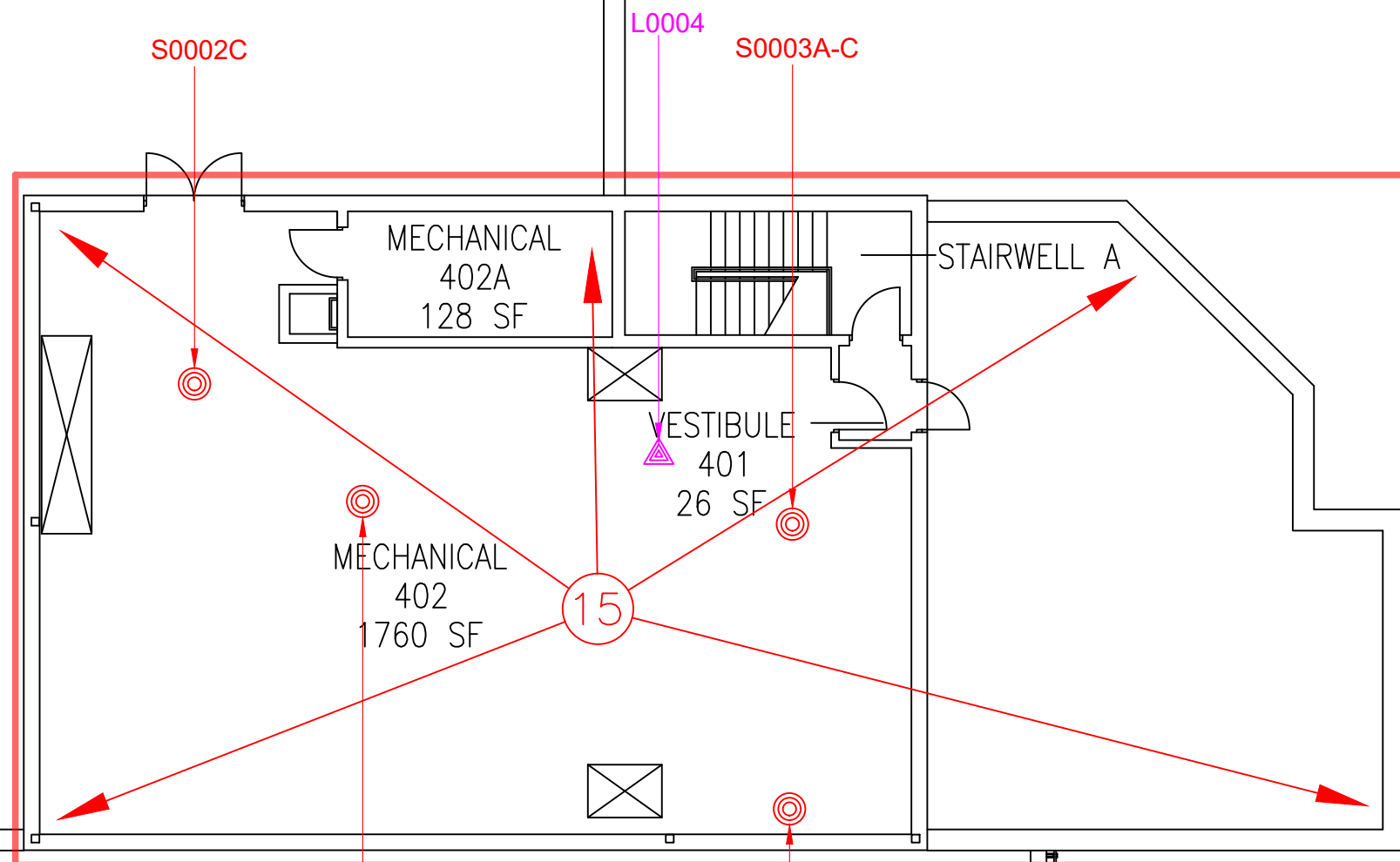
DATE:
JANUARY 2025 FIGURE NUMBER:
2 OF 3





LEGEND

-  PINCHIN LOCATION NUMBER
-  SURVEY BOUNDARY/ASSESSED AREA
-  ASBESTOS BULK SAMPLE
-  LEAD BULK SAMPLE



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

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
BROCK UNIVERSITY

PROJECT LOCATION:
1812 SIR ISAAC BROCK WAY,
SBH 208, ST. CATHARINES,
ONTARIO

FIGURE NAME:
SCOTIABANK HALL
LEVEL 400

PROJECT NUMBER:
0336659.012

SCALE:
NOT TO SCALE

DRAWN BY:
JM

REVIEWED BY:
CM

DATE:
JANUARY 2025

FIGURE NUMBER:
3 OF 3

APPENDIX II-A
Asbestos Analytical Certificates



Your Project #: 336659.012
 Site Location: ON
 Your C.O.C. #: 1017781

Attention: Pinchin Asbestos Lab

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

Report Date: 2025/01/03
 Report #: R8465847
 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4BR710

Received: 2024/12/23, 15:34

Sample Matrix: Solid
 # Samples Received: 9

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Asbestos by PLM - 0.5 RDL (1)	9	N/A	2025/01/03	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.

Bureau Veritas' Asbestos Laboratory is accredited by NVLAP for bulk asbestos analysis by polarized light microscopy, NVLAP Code 600136-0.

This report may not be reproduced, except in full, without the written approval of Bureau Veritas. This report may not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any other agency of the U.S. Government.

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

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

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

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



Your Project #: 336659.012
Site Location: ON
Your C.O.C. #: 1017781

Attention: Pinchin Asbestos Lab

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

Report Date: 2025/01/03
Report #: R8465847
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4BR710

Received: 2024/12/23, 15:34

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

03 Jan 2025 16:35:30

Please direct all questions regarding this Certificate of Analysis to:

Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

=====

This report has been generated and distributed using a secure automated process.

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BUREAU
VERITAS

Bureau Veritas Job #: C4BR710
Report Date: 2025/01/03

Pinchin Ltd
Client Project #: 336659.012
Site Location: ON
Sampler Initials: CK

Asbestos Analytical Results

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

S0001A, Floor, All, Mastic, Grey And Yellow Mastic Underneath Carpet Tile, Loc:8, Classroom And Offices					
Bureau Veritas ID:	AMPS50			Date Analyzed:	2025/01/03
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous yellow/grey mastic	Not Detected		Non-Fibrous

S0001B, Floor, All, Mastic, Grey And Yellow Mastic Underneath Carpet Tile, Loc:8, Classroom And Offices					
Bureau Veritas ID:	AMPS51			Date Analyzed:	2025/01/03
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous yellow/grey mastic	Not Detected		Non-Fibrous

S0001C, Floor, All, Mastic, Grey And Yellow Mastic Underneath Carpet Tile, Loc:6, Computer Lab					
Bureau Veritas ID:	AMPS52			Date Analyzed:	2025/01/03
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous yellow/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

Bureau Veritas Job #: C4BR710
Report Date: 2025/01/03

Pinchin Ltd
Client Project #: 336659.012
Site Location: ON
Sampler Initials: CK

Asbestos Analytical Results

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

S0002A,Duct,All,Mastic,Light Grey Duct Mastic,Loc:15,Mechanical Rooms And Vestibule					
Bureau Veritas ID:		AMPS53	Date Analyzed:		2025/01/03
	<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

S0002B,Duct,All,Mastic,Light Grey Duct Mastic,Loc:15,Mechanical Rooms And Vestibule					
Bureau Veritas ID:		AMPS54	Date Analyzed:		2025/01/03
	<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

S0002C,Duct,All,Mastic,Light Grey Duct Mastic,Loc:15,Mechanical Rooms And Vestibule					
Bureau Veritas ID:		AMPS55	Date Analyzed:		2025/01/03
	<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

Bureau Veritas Job #: C4BR710
Report Date: 2025/01/03

Pinchin Ltd
Client Project #: 336659.012
Site Location: ON
Sampler Initials: CK

Asbestos Analytical Results

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

S0003A,Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule					
Bureau Veritas ID: AMPS56		Date Analyzed: 2025/01/03			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous grey levelling compound	Not Detected		Non-Fibrous

S0003B,Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule					
Bureau Veritas ID: AMPS57		Date Analyzed: 2025/01/03			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous grey levelling compound	Not Detected		Non-Fibrous

S0003C,Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule					
Bureau Veritas ID: AMPS58		Date Analyzed: 2025/01/03			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous grey levelling 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 #: C4BR710
Report Date: 2025/01/03

Pinchin Ltd
Client Project #: 336659.012
Site Location: ON
Sampler Initials: CK

TEST SUMMARY

Bureau Veritas ID: AMP550
Sample ID: S0001A,Floor,All,Mastic,Grey And Yellow Mastic Underneath Carpet Tile,Loc:8,Classroom
Matrix: Solid
Collected: 2024/12/20
Shipped: 2024/12/23
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos

Bureau Veritas ID: AMP551
Sample ID: S0001B,Floor,All,Mastic,Grey And Yellow Mastic Underneath Carpet Tile,Loc:8,Classroom
Matrix: Solid
Collected: 2024/12/20
Shipped: 2024/12/23
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos

Bureau Veritas ID: AMP552
Sample ID: S0001C,Floor,All,Mastic,Grey And Yellow Mastic Underneath Carpet Tile,Loc:6,Computer Lab
Matrix: Solid
Collected: 2024/12/20
Shipped: 2024/12/23
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos

Bureau Veritas ID: AMP553
Sample ID: S0002A,Duct,All,Mastic,Light Grey Duct Mastic,Loc:15,Mechanical Rooms And Vestibule
Matrix: Solid
Collected: 2024/12/20
Shipped: 2024/12/23
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos

Bureau Veritas ID: AMP554
Sample ID: S0002B,Duct,All,Mastic,Light Grey Duct Mastic,Loc:15,Mechanical Rooms And Vestibule
Matrix: Solid
Collected: 2024/12/20
Shipped: 2024/12/23
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos

Bureau Veritas ID: AMP555
Sample ID: S0002C,Duct,All,Mastic,Light Grey Duct Mastic,Loc:15,Mechanical Rooms And Vestibule
Matrix: Solid
Collected: 2024/12/20
Shipped: 2024/12/23
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos

Bureau Veritas ID: AMP555 Dup
Sample ID: S0002C,Duct,All,Mastic,Light Grey Duct Mastic,Loc:15,Mechanical Rooms And Vestibule
Matrix: Solid
Collected: 2024/12/20
Shipped: 2024/12/23
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos



BUREAU
VERITAS

Bureau Veritas Job #: C4BR710
Report Date: 2025/01/03

Pinchin Ltd
Client Project #: 336659.012
Site Location: ON
Sampler Initials: CK

TEST SUMMARY

Bureau Veritas ID: AMPS56
Sample ID: S0003A,Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule
Matrix: Solid
Collected: 2024/12/20
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos

Bureau Veritas ID: AMPS57
Sample ID: S0003B,Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule
Matrix: Solid
Collected: 2024/12/20
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos

Bureau Veritas ID: AMPS58
Sample ID: S0003C,Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule
Matrix: Solid
Collected: 2024/12/20
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	9853979	N/A	2025/01/03	Jon Delos Santos



**BUREAU
VERITAS**

Bureau Veritas Job #: C4BR710
Report Date: 2025/01/03

Pinchin Ltd
Client Project #: 336659.012
Site Location: ON
Sampler Initials: CK

GENERAL COMMENTS

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C4BR710
Report Date: 2025/01/03

Pinchin Ltd
Client Project #: 336659.012
Site Location: ON
Sampler Initials: CK

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.

11017781

23-Dec-24 15:34
 Anal Elora Di Bratto
 Rev C4BR710
 Req AJH ENV-777

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

Special Instructions:

Client Name:		Project Address:	ON
Portfolio/Building No:		Pinchin File:	336659.012
Submitted by:	Luka Peso	Email:	lpeso@pinchin.com
CC Results to:	Cody Kool	CC Email:	ckool@pinchin.com
Date Submitted:	December 20 2024	Required by:	December 27 2024
# of Samples:	9	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory, Years ONLY):			
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):	Pinchin		
HMIS2 Building Reference #:	143919/2024112055379868		

To be Completed by Lab Personnel Only:

Lab Reference #:	<i>Asbestos</i>	Time:	2024/12/23 15:34	24 hour clock
Received by:	<i>Suburban</i>	Date:	Month Day Year	
Name(s) of Analyst(s):	DEC 23 2024			

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Floor, All, Mastic, Grey And Yellow Mastic Underneath Carpet Tile, Loc: 8, Classroom And Offices
S	0001	B	Floor, All, Mastic, Grey And Yellow Mastic Underneath Carpet Tile, Loc: 8, Classroom And Offices
S	0001	C	Floor, All, Mastic, Grey And Yellow Mastic Underneath Carpet Tile, Loc: 6, Computer Lab
S	0002	A	Duct, All, Mastic, Light Grey Duct Mastic, Loc: 15, Mechanical Rooms And Vestibule
S	0002	B	Duct, All, Mastic, Light Grey Duct Mastic, Loc: 15, Mechanical Rooms And Vestibule
S	0002	C	Duct, All, Mastic, Light Grey Duct Mastic, Loc: 15, Mechanical Rooms And Vestibule

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0003	A	Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule
S	0003	B	Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule
S	0003	C	Floor,All,Floor Levelling Compound,Grey Floor Levelling Compound,Loc:15,Mechanical Rooms And Vestibule

APPENDIX II-B
Lead Analytical Certificates



Your Project #: 336659.012
Your C.O.C. #: N/A

Attention: Cody Kool

Pinchin Ltd
386 St. Paul Street
Suite 202
St. Catharines, ON
CANADA L2R 3N2

Report Date: 2024/12/31
Report #: R8464590
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4BR416

Received: 2024/12/23, 10:10

Sample Matrix: Solid
Samples Received: 4

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Metals in Paint	4	2024/12/30	2024/12/30	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 #: 336659.012
Your C.O.C. #: N/A

Attention: Cody Kool

Pinchin Ltd
386 St. Paul Street
Suite 202
St. Catharines, ON
CANADA L2R 3N2

Report Date: 2024/12/31
Report #: R8464590
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4BR416

Received: 2024/12/23, 10:10

Encryption Key



**AUTHORIZED REPORT
RAPPORT AUTORISÉ**

Bureau Veritas

31 Dec 2024 15:38:44

Please direct all questions regarding this Certificate of Analysis to:

Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

=====

This report has been generated and distributed using a secure automated process.

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



BUREAU
VERITAS

Bureau Veritas Job #: C4BR416
Report Date: 2024/12/31

Pinchin Ltd
Client Project #: 336659.012
Sampler Initials: LP

ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)

Bureau Veritas ID		AMPC90			AMPC91			
Sampling Date		2024/12/20 10:00			2024/12/20 10:30			
COC Number		N/A			N/A			
	UNITS	L0001,WALL,CONCRETE BLOCK,LIGHT BLUE/GREY PAINT ON CONCRETE BLOCK WALL,LOC:8,CLASSROOM AND OFFICES	RDL	MDL	L0002,WALL,DRYWALL AND JOINT COMPOUND ,WHITE PAINT ON DRYWALL,LOC:8,CLASSROOM AND OFFICES	RDL	MDL	QC Batch

Metals								
Lead (Pb)	%	0.00077	0.00011	0.000033	0.00030	0.00029	0.000087	9850156
RDL = Reportable Detection Limit QC Batch = Quality Control Batch								

Bureau Veritas ID		AMPC92			AMPC93			
Sampling Date		2024/12/20 11:00			2024/12/20 12:00			
COC Number		N/A			N/A			
	UNITS	L0003,OTHER,METAL, DARK GREY ON DOOR AND DOOR/WINDOW FRAMES,LOC:6,COMP UTER LAB	RDL	MDL	L0004,FLOOR,CONCRETE (POURED),GREY PAINT ON POURED CONCRETE,LOC:15,ME CHANICAL ROOMS AND VESTIBULE	RDL	MDL	QC Batch

Metals								
Lead (Pb)	%	0.070	0.0017	0.00051	<0.00027	0.00027	0.000081	9850156
RDL = Reportable Detection Limit QC Batch = Quality Control Batch								



BUREAU
VERITAS

Bureau Veritas Job #: C4BR416
Report Date: 2024/12/31

Pinchin Ltd
Client Project #: 336659.012
Sampler Initials: LP

TEST SUMMARY

Bureau Veritas ID: AMPC90
Sample ID: L0001,WALL,CONCRETE BLOCK,LIGHT BLUE/GREY PAINT ON CONCRETE BLOCK WALL,LOC:8,SHIPPING ROOM AND OFFICES
Matrix: Solid
Collected: 2024/12/20
Shipped:
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9850156	2024/12/30	2024/12/30	Jaswinder Kaur

Bureau Veritas ID: AMPC91
Sample ID: L0002,WALL,DRYWALL AND JOINT COMPOUND ,WHITE PAINT ON DRYWALL,LOC:8,CLASSROOM OFFICES
Matrix: Solid
Collected: 2024/12/20
Shipped:
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9850156	2024/12/30	2024/12/30	Jaswinder Kaur

Bureau Veritas ID: AMPC92
Sample ID: L0003,OTHER,METAL,DARK GREY ON DOOR AND DOOR/WINDOW FRAMES,LOC:6,COMPUTER ROOM
Matrix: Solid
Collected: 2024/12/20
Shipped:
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9850156	2024/12/30	2024/12/30	Jaswinder Kaur

Bureau Veritas ID: AMPC93
Sample ID: L0004,FLOOR,CONCRETE(POURED),GREY PAINT ON POURED CONCRETE,LOC:15,MECHANICAL ROOMS AND VESTIBULE
Matrix: Solid
Collected: 2024/12/20
Shipped:
Received: 2024/12/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9850156	2024/12/30	2024/12/30	Jaswinder Kaur



GENERAL COMMENTS

Sample AMPC90 [L0001,WALL,CONCRETE BLOCK,LIGHT BLUE/GREY PAINT ON CONCRETE BLOCK WALL,LOC:8,CLASSROOM AND OFFICES] : 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 AMPC91 [L0002,WALL,DRYWALL AND JOINT COMPOUND ,WHITE PAINT ON DRYWALL,LOC:8,CLASSROOM AND OFFICES] : 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 AMPC92 [L0003,OTHER,METAL,DARK GREY ON DOOR AND DOOR/WINDOW FRAMES,LOC:6,COMPUTER LAB] : 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 AMPC93 [L0004,FLOOR,CONCRETE(POURED),GREY PAINT ON Poured CONCRETE,LOC:15,MECHANICAL ROOMS AND VESTIBULE] : 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 #: C4BR416

Report Date: 2024/12/31

QUALITY ASSURANCE REPORT

Pinchin Ltd

Client Project #: 336659.012

Sampler Initials: LP

QC Batch	Parameter	Date	Matrix Spike		Method Blank		RPD		QC Standard	
			% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9850156	Lead (Pb)	2024/12/30	91	75 - 125	<0.00010	%	12	35	102	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.



BUREAU
VERITAS

Bureau Veritas Job #: C4BR416
Report Date: 2024/12/31

Pinchin Ltd
Client Project #: 336659.012
Sampler Initials: LP

VALIDATION SIGNATURE PAGE

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

Cristina Carriere

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.



NONT-2024-12-4719



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

CHAIN OF CUSTODY RECORD

Page ___ of ___

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required										
Company Name: Pinchin Ltd.		Company Name: _____		Quotation #: _____		<input checked="" type="checkbox"/> Regular TAT (5-7 days) Most analyses										
Contact Name: Accounts Payable		Contact Name: Luka Peso Cody Kool		P.O. #/ AFE#: _____		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS										
Address: _____		Address: 386 St Paul Street Unit 202, St Catharines ON		Project #: 336659.012		Rush TAT (Surcharges will be applied)										
Phone: _____ Fax: _____		Phone: 289.968.3967 Fax: _____		Site Location: _____		<input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Days <input type="checkbox"/> 3-4 Days										
Email: ap@pinchin.com		Email: lpeso@pinchin.com ckool@pinchin.com		Site #: _____		Date Required: 27-Dec-24										
MCE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY				Site Location Province: ON		Rush Confirmation #: _____										
Sampled By: Luka Peso																
Regulation 153		Other Regulations		Analysis Requested				LABORATORY USE ONLY								
<input type="checkbox"/> Table 1 <input type="checkbox"/> Res/Park <input type="checkbox"/> Med/ Fine <input type="checkbox"/> Table 2 <input type="checkbox"/> Ind/Comm <input type="checkbox"/> Coarse <input type="checkbox"/> Table 3 <input type="checkbox"/> Agri/ Other <input type="checkbox"/> Table _____ FOR RSC (PLEASE CIRCLE) Y / N		<input type="checkbox"/> CCME <input type="checkbox"/> Sanitary Sewer Bylaw <input type="checkbox"/> MISA <input type="checkbox"/> Storm Sewer Bylaw <input type="checkbox"/> PWQO <input type="checkbox"/> Region _____ <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> REG 558 (MIN. 3 DAY TAT REQUIRED) <input type="checkbox"/> REG 406 Table _____		# OF CONTAINERS SUBMITTED	FIELD FILTERED (CIRCLE) Metals / Hg / CVI	BTEX/ PHC F1	PHCs F2 - F4	VOCs	REG 153 METALS & INORGANICS	REG 153 ICPMS METALS	REG 153 METALS (Hg, Cr VI, ICPMS Metals, HWS - B)	Lead (Pb) in Paints	PCBs	HOLD-DO NOT ANALYZE	CUSTODY SEAL Y / N	COOLER TEMPERATURES
Include Criteria on Certificate of Analysis: Y / N		SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS												Present	Intact	
COOLING MEDIA PRESENT: Y / N		COMMENTS														
SAMPLE IDENTIFICATION		DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH:MM)	MATRIX												
L0001, Wall, Concrete Block, Light Blue/grey Paint On Concrete Block Wall, Loc:8, Classroom And Offices		2024-12-20	10:00	BULK												
L0002, Wall, Drywall and joint compound, White Paint On Drywall, Loc:8, Classroom And Offices		2024-12-20	10:30	BULK												
L0003, Other, Metal, Dark Grey On Door And Door/window Frames, Loc:6, Computer Lab		2024-12-20	11:00	BULK												
L0004, Floor, Concrete (poured), Grey Paint On Poured Concrete, Loc:15, Mechanical Rooms And Vestibule		2024-12-20	12:00	BULK												
RELINQUISHED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)	RECEIVED BY: (Signature/Print)	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	BV JOB #									
Luka Peso		2024-12-20	2:00	<i>[Signature]</i>	2024-12-23	10:10										

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

APPENDIX III
Methodology



1.0 GENERAL

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

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

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

1.1 Asbestos

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

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

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

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

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

Analytical results were compared to the following criteria:

Jurisdiction*	Friable	Non-Friable
BC	0.5% ¹	0.5%
Alberta	Any Amount ²	Any Amount ²
Saskatchewan	>0.5% ¹	>1%
Manitoba	0.1% ¹	1%
Ontario	0.5%	0.5%
Nova Scotia	0.5% ¹	0.5%
New Brunswick	1%	1%
Prince Edward Island	1%	1%
Newfoundland and Labrador	1%	1%
Yukon	1%	1%
Nunavut	1%	1%
Northwest Territories	1%	1%
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)
- 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 Or any amount if vermiculite

² The Government of Alberta in their guideline document entitled the “Alberta Asbestos Abatement Manual” (August 2019), defines an Asbestos-Containing Material as a product or building material that contains asbestos in any quantity or percentage.

1.2 Lead

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

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

Analytical results were compared to the following criteria.

Jurisdiction*	Units (%)	Units (ppm) / (mg/kg)
British Columbia**	0.009	90
Alberta	0.009	90
Saskatchewan	0.009	90
Manitoba	0.009	90
Ontario	0.009	90
Nova Scotia	0.009	90
New Brunswick	0.009	90
Prince Edward Island	0.009	90
Newfoundland	0.009	90
Yukon	0.009	90
Nunavut	0.1	1,000
Northwest Territories	0.1	1,000
Federal	0.009	90

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

** WorkSafe BC health and safety regulations do not numerically define what would be considered a lead-containing paint or coating. In general, paints containing lead >0.009% may require work procedures if disturbed.

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

PCBs were confirmed not to be present based on the age of the building (2002).

1.6 Visible Mould

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

Template: Methodology for Hazardous Building Materials Assessment, HAZ, November 13 2024

APPENDIX IV
Location Summary Report

Client: Brock Scotiabank Hall
Building Name: SBH: Scotiabank Hall
Survey Date:
Building Phases: A:

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON

Last Re-Assessment:

Location No.	Name or Description	Area ft ²	Floor No.	Bldg. Phase	Notes
2	Stairwells, room no. 100, 200,	711	All	A	
6	Computer Lab, room no. 208	6217	200	A	
7	Communication And Electrical Rooms, room no. 201, 204	173	200	A	
8	Classroom And Offices, room no. 210-213a	959	200	A	
9	Corridor, room no. 346	1123	300	A	
13	Communication Room, room no. 301	52	300	A	
14	Office Area, room no. 307-345	6392	300	A	
15	Mechanical Rooms And Vestibule, room no. 401-402a	1914	400	A	

APPENDIX V

Hazardous Materials Summary Report / Sample Log

Client: Brock Scotiabank Hall

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON Building Name: SBH: Scotiabank Hall

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Floor | All | Mastic | Grey And Yellow Mastic Underneath Carpet Tile	6(208),8(210-213a),9(346),14(307-345)	A	0	15650	0	0	None Detected	No	
Asbestos	S0002 ABC	Duct | All | Mastic | Light Grey Duct Mastic	15(401-402a)	A	30	0	0	0	None Detected	No	
Asbestos	S0003 ABC	Floor | All | Floor Levelling Compound | Grey Floor Levelling Compound	15(401-402a)	A	0	5742	0	0	None Detected	No	
Asbestos	V0000	Ceiling | | Ceiling Tiles (lay-in) |	9(346)	A	0	1123	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling | | Ceiling Tiles (lay-in) | 24"x24" Textured	6(208),8(210-213a)	A	0	4759	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling | | Ceiling Tiles (lay-in) | 24"x48" Pinhole	14(307-345)	A	0	6392	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling | All, Bulkhead | Drywall And Joint Compound |	6(208),8(210-213a),15(401-402a)	A	0	2467	0	0	Non Asbestos	No	
Asbestos	V0000	Duct | All | Fibreglass |	15(401-402a)	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Duct | All | Not Insulated |	7(201,8(210-213a),9(346),13(301),14(307-345) 15(401-402a), 204)	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor | All | Carpet |	6(208),8(210-213a),9(346),14(307-345)	A	0	1123	0	0	Non Asbestos	No	
Asbestos	V0000	Floor | All | Ceramic Tiles |	),2(100, 200	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor | All | Concrete (poured) |	7(201,13(301),15(401-402a), 204)	A	0	2087	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment | All | Fibreglass |	15(401-402a)	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment | | N/a |	7(201, 204)	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment | All | Not Insulated |	),2(100,14(307-345), 200	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment | All | Parging Cement |	15(401-402a)	A	0	5	0	0	Non Asbestos	No	
Asbestos	V0000	Piping | All | Fibreglass |	),2(100,6(208),8(210-213a),9(346),14(307-345) 15(401-402a), 200	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping | All, Sprinkler | Not Insulated |	),2(100,7(201,8(210-213a),13(301),15(401-402a) 200, 204)	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure | All | Concrete (poured) |	),2(100,7(201,8(210-213a),9(346), 200, 204)	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure | All | Fireproofing (cementitious) | Sprayed Fireproofing On Steel Structure And Decking	14(307-345)	A	0	200	0	0	Non Asbestos	No	
Asbestos	V0000	Structure | All | Metal |	),2(100,13(301),14(307-345),15(401-402a), 200	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | All | Concrete (poured) |	7(201,8(210-213a),13(301),15(401-402a), 204)	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | All | Drywall And Joint Compound |	),2(100,6(208),7(201,8(210-213a),9(346),14(307-345) 200, 204)	A	0	18700	0	100	Non Asbestos	No	
Asbestos	V0000	Wall | All | Glass |	8(210-213a),9(346),14(307-345)	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | All | Masonry |	),2(100,7(201,8(210-213a),13(301),14(307-345) 15(401-402a), 200, 204)	A	0	2350	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | Base | Mastic |	8(210-213a),14(307-345)	A	1050	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | All | Metal |	),2(100,15(401-402a), 200	A	0	0	0	0	Non Asbestos	No	

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Paint	L0001	Wall | Concrete Block | Light Blue/grey Paint On Concrete Block Wall	6(208),8(210-213a)	A	0	600	0	0		No	-
Paint	L0002	Wall | Drywall And Joint Compound | White Paint On Drywall	7(201,8(210-213a), 204)	A	0	1600	0	0		No	-
Paint	L0003	Other | Metal | Dark Grey On Door And Door/window Frames	6(208)	A	0	200	0	0	Lead (Low)	Yes	-
Paint	L0004	Floor | Concrete (poured) | Grey Paint On Poured Concrete	15(401-402a)	A	0	1914	0	0		No	-
Paint	V9500	Structure | Steel | Grey paint/primer on structure	),2(100,6(208),7(201,8(210-213a),9(346),13(301) 14(307-345),15(401-402a), 200, 204)	A	2400	0	0	0	Presumed Lead	Yes	-
Hg	V9500	Light Fixture	),2(100,6(208),7(201,8(210-213a),9(346),13(301) 14(307-345),15(401-402a), 200, 204)	A	0	0	16	100	Presumed Hg	Yes	-

Legend:

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

APPENDIX VI
HMIS All Data Report

Client: Brock Scotiabank Hall
Location: #2 : Stairwells
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON **Building Name: SBH: Scotiabank Hall**
Floor: All **Room #: 100, 200,**
Last Re-Assessment: 0000-00-00

Area (sqft): 711

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		N/A														
Duct		N/A														
Floor	All	Ceramic Tiles			A	Y						V0000	Non-Asbestos		None	
Mechanical Equipment	All	Not Insulated			A	Y						V0000	Non-Asbestos		None	
Piping	All	Fibreglass	ALL	Polyvinyl chloride (PVC)	C	Y						V0000	Non-Asbestos		None	
Piping	All	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Structure	All	Concrete (poured)			A	Y						V0000	Non-Asbestos		None	
Structure	All	Metal			A	Y						V0000	Non-Asbestos		None	
Wall	All	Drywall and joint compound			A	Y		100			%	V0000	Non-Asbestos		None	
Wall	All	Masonry			A	Y						V0000	Non-Asbestos		None	
Wall	All	Metal			B	Y						V0000	Non-Asbestos		None	

Client: Brock Scotiabank Hall
Location: #2 : Stairwells
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON **Building Name: SBH: Scotiabank Hall**
Floor: All **Room #: 100, 200,**
Last Re-Assessment: 0000-00-00

Area (sqft): 711

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Structure ¹	Steel	300		LF	V9500	Grey paint/primer on structure		Presumed Lead

1 - Inaccessible due to height

Client: Brock Scotiabank Hall
Location: #2 : Stairwells
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON **Building Name: SBH: Scotiabank Hall**
Floor: All **Room #: 100, 200,**
Last Re-Assessment: 0000-00-00

Area (sqft): 711

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

Client: Brock Scotiabank Hall
Location: #6 : Computer Lab
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 200

Building Name: SBH: Scotiabank Hall
Room #: 208
Last Re-Assessment: 0000-00-00

Area (sqft): 6217

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 24"x24" textured			C	Y		4000			SF	V0000	Non-Asbestos		None	
Ceiling	All	Drywall and joint compound			C	Y		2217			SF	V0000	Non-Asbestos		None	
Duct	All	Not Insulated			C	N										
Floor	All	Carpet			A	Y						V0000	Non-Asbestos		None	
Floor	All	Mastic, Grey and yellow mastic underneath carpet tile		Carpet	C	N		6217			SF	S0001C	None Detected	N.D.	None	
Mechanical Equipment	All	Not Insulated			A	Y										
Piping	All	Fibreglass			C	N						V0000	Non-Asbestos		None	
Structure	All	Concrete (poured)			A	Y										
Wall	All	Concrete (poured)			A	Y										
Wall	All	Drywall and joint compound			A	Y		100			%	V0000	Non-Asbestos		None	
Wall	All	Masonry			A	Y										
Wall	All	Glass			A	Y										
Wall	Base	Mastic		Wood	A	Y		50			LF					

Client: Brock Scotiabank Hall
Location: #6 : Computer Lab
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 200

Building Name: SBH: Scotiabank Hall
Room #: 208
Last Re-Assessment: 0000-00-00

Area (sqft): 6217

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Concrete Block	300		SF	V0001	Light blue/grey paint on concrete block wall	Pb: 0.00077 %	No
Other	Metal	200		SF	L0003	Dark grey on door and door/window frames	Pb: 0.070 %	Lead (Low)
Structure ¹	Steel	300		LF	V9500	Grey paint/primer on structure		Presumed Lead

1 - Inaccessible due to height

Client: Brock Scotiabank Hall
Location: #6 : Computer Lab
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 200

Building Name: SBH: Scotiabank Hall
Room #: 208
Last Re-Assessment: 0000-00-00

Area (sqft): 6217

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

Client: Brock Scotiabank Hall
Location: #7 : Communication And Electrical Rooms
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 200
Room #: 201, 204
Last Re-Assessment: 0000-00-00

Area (sqft): 173

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		N/A														
Duct	All	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Floor	All	Concrete (poured)			B	Y		173			SF	V0000	Non-Asbestos		None	
Mechanical Equipment		N/A										V0000	Non-Asbestos		None	
Piping	All	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Structure	All	Concrete (poured)			B	Y						V0000	Non-Asbestos		None	
Wall	All	Concrete (poured)			B	Y						V0000	Non-Asbestos		None	
Wall	All	Drywall and joint compound			A	Y		200			SF	V0000	Non-Asbestos		None	
Wall	All	Masonry			B	Y		200			SF	V0000	Non-Asbestos		None	

Client: Brock Scotiabank Hall
Location: #7 : Communication And Electrical Rooms
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 200
Room #: 201, 204
Last Re-Assessment: 0000-00-00

Area (sqft): 173

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Drywall and joint compound	800		SF	V0002	White paint on drywall	Pb: 0.00030 %	No
Structure ¹	Steel	300		LF	V9500	Grey paint/primer on structure		Presumed Lead

1 - Inaccessible due to height

Client: Brock Scotiabank Hall
Location: #7 : Communication And Electrical Rooms
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 200
Room #: 201, 204
Last Re-Assessment: 0000-00-00

Area (sqft): 173

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

Client: Brock Scotiabank Hall
Location: #8 : Classroom And Offices
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON **Building Name: SBH: Scotiabank Hall**
Floor: 200 **Room #: 210-213a**
Last Re-Assessment: 0000-00-00

Area (sqft): 959

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 24"x24" textured			C	Y		759			SF	V0000	Non-Asbestos		None	
Ceiling	All	Drywall and joint compound			C	Y		200			SF	V0000	Non-Asbestos		None	
Duct	All	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Floor	All	Carpet			A	Y		959				V0000	Non-Asbestos		None	
Floor	All	Mastic, Grey and yellow mastic underneath carpet tile		Carpet	C	N		1918			SF	S0001AB	None Detected	N.D.	None	
Mechanical Equipment		N/A														
Piping	All	Fibreglass	ALL	Polyvinyl chloride (PVC)	C	Y						V0000	Non-Asbestos		None	
Piping	All	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Structure	All	Concrete (poured)			A	Y						V0000	Non-Asbestos		None	
Wall	All	Concrete (poured)			A	Y						V0000	Non-Asbestos		None	
Wall	All	Drywall and joint compound			A	Y		500			SF	V0000	Non-Asbestos		None	
Wall	All	Masonry			A	Y		2000			SF	V0000	Non-Asbestos		None	
Wall	All	Glass			A	Y						V0000	Non-Asbestos		None	
Wall	Base	Mastic		Wood	A	Y		50			LF	V0000	Non-Asbestos		None	

Client: Brock Scotiabank Hall
Location: #8 : Classroom And Offices
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON **Building Name: SBH: Scotiabank Hall**
Floor: 200 **Room #: 210-213a**
Last Re-Assessment: 0000-00-00

Area (sqft): 959

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Concrete Block	300		SF	L0001	Light blue/grey paint on concrete block wall	Pb: 0.00077 %	No	
Wall	Drywall and joint compound	800		SF	L0002	White paint on drywall	Pb: 0.00030 %	No	
Structure ¹	Steel	300		LF	V9500	Grey paint/primer on structure		Presumed Lead	

1 - Inaccessible due to height

Client: Brock Scotiabank Hall
Location: #8 : Classroom And Offices
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON **Building Name: SBH: Scotiabank Hall**
Floor: 200 **Room #: 210-213a**
Last Re-Assessment: 0000-00-00

Area (sqft): 959

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	10	EA	V9500	Presumed

Client: Brock Scotiabank Hall
Location: #9 : Corridor
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 346
Last Re-Assessment: 0000-00-00

Area (sqft): 1123

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)			C	Y		1123			SF	V0000	Non-Asbestos		None	
Duct	All	Not Insulated			C	N						V0000	Non-Asbestos		None	
Floor	All	Carpet			A	Y		1123			SF	V0000	Non-Asbestos		None	
Floor	All	Mastic, Grey and yellow mastic underneath carpet		Carpet	C	N		1123			SF	V0001	None Detected	N.D.	None	
Mechanical Equipment		N/A														
Piping	All	Fibreglass			C	N						V0000	Non-Asbestos		None	
Structure	All	Concrete (poured)			C	N						V0000	Non-Asbestos		None	
Wall	All	Drywall and joint compound			A	Y		3000			SF	V0000	Non-Asbestos		None	
Wall	All	Glass			A	Y						V0000	Non-Asbestos		None	

Client: Brock Scotiabank Hall
Location: #9 : Corridor
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 346
Last Re-Assessment: 0000-00-00

Area (sqft): 1123

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Structure ¹	Steel	300		LF	V9500	Grey paint/primer on structure		Presumed Lead	

1 - Inaccessible due to height

Client: Brock Scotiabank Hall
Location: #9 : Corridor
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 346
Last Re-Assessment: 0000-00-00

Area (sqft): 1123

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

Client: Brock Scotiabank Hall
Location: #13 : Communication Room
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 301
Last Re-Assessment: 0000-00-00

Area (sqft): 52

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		N/A														
Duct	All	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Floor	All	Concrete (poured)			B	Y		52				V0000	Non-Asbestos		None	
Mechanical Equipment		N/A														
Piping	Sprinkler	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Structure	All	Metal			C	Y						V0000	Non-Asbestos		None	
Wall	All	Concrete (poured)			B	Y						V0000	Non-Asbestos		None	
Wall	All	Masonry			A	Y		150			SF	V0000	Non-Asbestos		None	

Client: Brock Scotiabank Hall
Location: #13 : Communication Room
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 301
Last Re-Assessment: 0000-00-00

Area (sqft): 52

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Structure ¹	Steel	300		LF	V9500	Grey paint/primer on structure		Presumed Lead	

1 - Inaccessible due to height

Client: Brock Scotiabank Hall
Location: #13 : Communication Room
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 301
Last Re-Assessment: 0000-00-00

Area (sqft): 52

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	2	EA	V9500	Presumed

Client: Brock Scotiabank Hall
Location: #14 : Office Area
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 307-345
Last Re-Assessment: 0000-00-00

Area (sqft): 6392

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 24"x48" pinhole			C	Y		6392			SF	V0000	Non-Asbestos		None	
Duct	All	Not Insulated			C	N						V0000	Non-Asbestos		None	
Floor	All	Carpet			A	Y		6392				V0000	Non-Asbestos		None	
Floor	All	Mastic, Grey and yellow mastic underneath carpet		Carpet	C	N		6392			SF	V0001	None Detected	N.D.	None	
Mechanical Equipment	All	Not Insulated			A	Y						V0000	Non-Asbestos		None	
Piping	All	Fibreglass			C	N						V0000	Non-Asbestos		None	
Structure	All	Fireproofing (Cementitious), Sprayed fireproofing on steel structure and decking			C	N		200			SF	V0000	Non-Asbestos		None	
Structure	All	Metal			C	N						V0000	Non-Asbestos		None	
Wall	All	Drywall and joint compound			A	Y		15000			SF	V0000	Non-Asbestos		None	
Wall	All	Masonry			A	Y						V0000	Non-Asbestos		None	
Wall	All	Glass			A	Y						V0000	Non-Asbestos		None	
Wall	Base	Mastic		Rubber	A	Y		1000			LF	V0000	Non-Asbestos		None	

Client: Brock Scotiabank Hall
Location: #14 : Office Area
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 307-345
Last Re-Assessment: 0000-00-00

Area (sqft): 6392

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Structure ¹	Steel	300		LF	V9500	Grey paint/primer on structure		Presumed Lead

1 - Inaccessible due to height

Client: Brock Scotiabank Hall
Location: #14 : Office Area
Survey Date: 2024-12-20

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON
Floor: 300

Building Name: SBH: Scotiabank Hall
Room #: 307-345
Last Re-Assessment: 0000-00-00

Area (sqft): 6392

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

Client: Brock Scotiabank Hall

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON

Building Name: SBH: Scotiabank Hall

Location: #15 : Mechanical Rooms And Vestibule

Floor: 400

Room #: 401-402a

Area (sqft): 1914

Survey Date: 2024-12-20

Last Re-Assessment: 0000-00-00

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Bulkhead	Drywall and joint compound			C	Y		50			SF	V0000	Non-Asbestos		None	
Duct	All	Fibreglass		Canvas	C	Y						V0000	Non-Asbestos		None	
Duct	All	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Duct	All	Mastic, Light grey duct mastic			A	Y		30			LF	S0002ABC	None Detected	N.D.	None	
Floor	All	Concrete (poured)			B	Y		1914			SF	V0000	Non-Asbestos		None	
Floor	All	Floor Levelling Compound, Grey floor levelling compound			A	Y		5742			SF	S0003ABC	None Detected	N.D.	None	
Mechanical Equipment	All	Fibreglass		Metal	B	Y						V0000	Non-Asbestos		None	
Mechanical Equipment	All	Parging Cement			B	Y		5			SF	V0000	Non-Asbestos		None	
Piping	All	Fibreglass	ALL	Polyvinyl chloride (PVC)	B	Y						V0000	Non-Asbestos		None	
Piping	All	Not Insulated			C	Y						V0000	Non-Asbestos		None	
Structure	All	Metal			C	Y						V0000	Non-Asbestos		None	
Wall	All	Concrete (poured)			B	Y						V0000	Non-Asbestos		None	
Wall	All	Masonry			B	Y						V0000	Non-Asbestos		None	
Wall	All	Metal			B	Y						V0000	Non-Asbestos		None	

Client: Brock Scotiabank Hall

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON

Building Name: SBH: Scotiabank Hall

Location: #15 : Mechanical Rooms And Vestibule

Floor: 400

Room #: 401-402a

Area (sqft): 1914

Survey Date: 2024-12-20

Last Re-Assessment: 0000-00-00

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Floor	Concrete (poured)	1914		SF	L0004	Grey paint on poured concrete	Pb: <0.00027 %	No	
Structure ¹	Steel	300		LF	V9500	Grey paint/primer on structure		Presumed Lead	

1 - Inaccessible due to height

Client: Brock Scotiabank Hall

Site: 1812 Sir Isaac Brock Way, St. Catharines, ON

Building Name: SBH: Scotiabank Hall

Location: #15 : Mechanical Rooms And Vestibule

Floor: 400

Room #: 401-402a

Area (sqft): 1914

Survey Date: 2024-12-20

Last Re-Assessment: 0000-00-00

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	4	EA	V9500	Presumed

Legend:



Sample number	Units	Other
S####	SF	A Access
L####	LF	V Visible
P####	EA	AP Air Plenum
M####	%	F Friable material
V####	LF	NF Non Friable material
V0000		PF Potentially Friable material
V9000		Pb Lead
V9500		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.

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

(7) Management program and surveillance