



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

Toronto Fire Services Station 243  
4560 Sheppard Avenue East,  
Toronto, Ontario

Prepared for:

**City of Toronto**  
55 John Street, 2nd Floor  
Toronto, Ontario, M5V 3C6

March 24, 2025

Pinchin File: 355561.000



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

Toronto Fire Services Station 243, 4560 Sheppard Avenue East, Toronto, Ontario  
City of Toronto

March 24, 2025  
Pinchin File: 355561.000  
REVISED

**Issued to:** City of Toronto  
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## EXECUTIVE SUMMARY

City of Toronto (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Toronto Fire Services Station 243 located at 4560 Sheppard Avenue East, Toronto, Ontario. Pinchin performed the assessment on March 14, 2025.

The objective of the assessment was to identify specified hazardous building materials in preparation for a planned paving, ventilation and fire alarm upgrade project. The scope of work will consist of, but not be limited to, the following activities as confirmed by the Client via email on March 6, 2025, along with the construction drawing ("Fire Station 243 Upgrades, TFS Station 243, 4560 Sheppard Avenue East, Toronto, Ontario", prepared by Moon-Matz Ltd., dated July 2024, File No. 6915:

- Replacement of exterior driveway asphalt.
- Removal of existing exhaust fan within 101 Apparatus Bay.
- Demolition of a select existing panels and tail pipe exhaust fans, wiring and all other associated accessories throughout the building.

The results of this assessment are intended for use with a properly developed scope of work 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:

- Non-friable coating (beige paint) applied on interior masonry walls (confirmed asbestos)
- Non-friable cement (Transite) perforated panel (presumed asbestos)
- Non-friable cement (Transite) rainwater pipe (presumed asbestos)
- Vibration damper (presumed asbestos)

### Lead:

- Paint sampled are below the City of Toronto's detection limit (0.1%).
- Lead may be present in emergency light batteries

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

Mercury: Mercury vapour may be present in lamp tubes.



Polychlorinated Biphenyls (PCBs): PCBs are not present.

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

## **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. Vibration damper was observed connected to an operative duct system; therefore, the damper was not sampled to avoid damaging the integrity of the material. If the damper is planned to be disturbed during the planned work, conduct destructive sampling once the duct system has been taken out of service to confirm presence of asbestos.
  - b. Any items listed as exclusions in this report, prior to disturbance.
2. Prepare a scope of work 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, and silica.

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



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## 1.0 INTRODUCTION AND SCOPE

City of Toronto (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Toronto Fire Services Station 243 located at 4560 Sheppard Avenue East, Toronto, Ontario.

Pinchin performed the assessment on March 14, 2025. The surveyor was accompanied by Toronto Fire Station employee 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 a planned paving, ventilation and fire alarm upgrade project. The scope of work will consist of, but not be limited to, the following activities as confirmed by the Client via email on March 6, 2025, along with the construction drawing ("Fire Station 243 Upgrades, TFS Station 243, 4560 Sheppard Avenue East, Toronto, Ontario", prepared by Moon-Matz Ltd., dated July 2024, File No. 6915)

- Replacement of exterior driveway asphalt.
- Removal of existing exhaust fan within 101 Apparatus Bay.
- Demolition of a select existing panels and tail pipe exhaust fans, wiring and all other associated accessories throughout the building.

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

### 1.1 Scope of Assessment

The **assessed area** is limited to select interior and exterior locations of the building to be renovated, as described by the Client, and identified in the drawings in Appendix III.

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

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

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

## **3.0 BACKGROUND INFORMATION**

### **3.1 Building Description**

Description Item	Details
Use	Toronto Fire Station
Number of Floors	The building is one storey
Total Area	The assessed area is 5,000 square feet
Year of Construction	The building was constructed in 1972
Structure	Structural steel
Exterior Cladding	Brick and Concrete
HVAC	Furnace and hot water heating

Description Item	Details
Roof	Not assessed
Flooring	Ceramic tile, concrete, vinyl sheet flooring
Interior Walls	Brick, drywall, concrete block
Ceilings	Plaster, texture finish, Drywall, acoustic ceiling tile

### 3.2 Existing Reports

Pinchin previously prepared the following report, which has been reviewed as part of this assessment:

- “Designated Substance Survey Report, Toronto Fire Services Station 243, 4560 Sheppard Avenue East, Toronto, Ontario” dated December 21, 2020, Pinchin File No. 274992.003.

## 4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations.

For details on approximate quantities, condition, and locations of hazardous materials; refer to the Room-by-Room Inventory Sheet in Appendix I. A copy of the laboratory certificates are provided in Appendix II. Any quantities listed in this report or Inventory Sheet are estimated based on visual approximations only and are subject to variation.

### 4.1 Asbestos

#### 4.1.1 Texture Finishes (Decorative)

Texture finish on exterior walls in the assessed area does not contain asbestos (samples S0006A-C).



Non-asbestos texture coat on exterior walls (S0006A-C), Exterior (Loc.1-27).



#### 4.1.2 Pipe Insulation

Previously sampled paring cement present on pipe fittings in Fire Apparatus Bay 1-01 does not contain asbestos (Pinchin Report 274992.003, samples 11850-B-71-07a-c, 14-8368-05 to 07).

Remaining pipes are either uninsulated or insulated with fibreglass and jacketed with either canvas or PVC.



Non-asbestos paring cement, Fire Apparatus Bay 1-01.



Uninsulated pipe, Mechanical Room 1-04.

#### 4.1.3 Duct Insulation and Mastic

Grey duct mastic present at seams / joints on the exterior of ducts connected to exhaust fan in the Fire Apparatus Bay (Loc. 1-01) does not contain asbestos (samples S0003A-C).

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



None-asbestos grey mastic on uninsulated duct pipe, Apparatus Bay (Loc. 1-01).

#### 4.1.4 Mechanical Equipment Insulation

Mechanical equipment (furnace, hot water tanks) is either uninsulated or insulated with fibreglass and jacketed in metal.



Hot water tank, Mechanical Room (Loc.1-04).



Uninsulated Furnace, Mechanical Room (Loc.1-04).

#### 4.1.5 Vermiculite

Destructive testing was conducted of masonry brick walls, including creating three (3) penetrations at exterior wall (Loc. 1-27). The locations of destructive testing have been indicated on the drawings in Appendix III.

Loose fill vermiculite was not observed within the cavities.



Vermiculite drill on exterior brick wall, Exterior (Loc. 1-27).



Vermiculite drill on exterior brick wall, Exterior (Loc. 1-27).

#### 4.1.6 Acoustic Ceiling Tiles (ACT)

The following is a summary of acoustic ceiling tiles sampled.

Size, Type, Pattern	Locations	Sample Number	Asbestos Type
ACT01 – 2' x 4', Pinhole, Long Fissure	*See Room-by-Room Inventory Sheet in Appendix I	11850-B-71-01a-c	None detected
ACT02 – 2' x 4', Pinhole, Short Fissure	*See Room-by-Room Inventory Sheet in Appendix I	11850-B-71-02a-c	None detected



Non-asbestos ACT, Bedroom (Loc. 1-12).



Non-asbestos ACT, Kitchen/Lounge (Loc. 1-08).

#### 4.1.7 Plaster and Stucco

Plaster present on ceilings in the Mechanical Room (Location 1-04) does not contain asbestos (Lab report b333878 samples S0002A-C and Pinchin Report 274992.003, 14-8368-02 to 04).



Non-asbestos ceiling plaster, Mechanical Room (Loc.1-04).



Non-asbestos ceiling plaster, Mechanical Room (Loc.1-04).

#### 4.1.8 Drywall Joint Compound

Previously sampled drywall joint compound present on wall and ceiling finishes in the assessed area does not contain asbestos (Pinchin Report 274992.003, samples 12180-B-71-03a-g, 14-9612-04 to 06).

#### 4.1.9 Asbestos Cement Products

Cement (Transite) panel, **presumed to contain asbestos** based on visual observation, is present as a perforated panel above non-asbestos ceiling tiles in the Dormitory (Loc. 1-09) and Kitchen/Lounge (Loc.1-08). Approximately 20 squares in each location. Cement (Transite) panel is a non-friable material and observed in good condition.

Cement (Transite) pipe, **presumed to contain asbestos** based on visual observation, is present as rainwater leaders in the Fire Apparatus Bay (Loc.1-01) area. Cement (Transite) pipe is a non-friable material and observed in good condition.




Presumed asbestos Transite panel at Dormitory Room and Kitchen/lounge walls above ceiling (Loc.1-09, 1-08).



Presumed asbestos Transite rainwater leader pipe in the Fire Apparatus Bay area (Loc. 1-01).

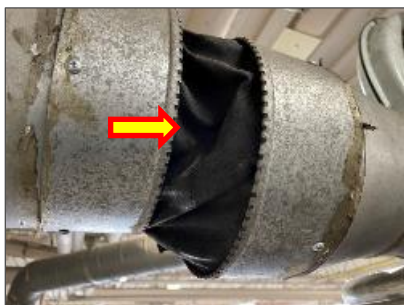
#### 4.1.10 Sealants, Caulking, and Putty

The following is a summary of sealants, caulking, and putties sampled.

Material, Description and Application	Sample Location (Location #)	Sample Number	Asbestos	Photo
Caulking, Grey/Brown	Exterior – Expansion joint on walls (Loc. 1-27)	S0007A-C	No	

#### 4.1.11 Paper, Textile and Board Products

Textile vibration dampers, **presumed to contain asbestos**, are present as duct connectors in the Fire Apparatus Bay area (Loc.1-01). Vibration damper was observed connected to an operative duct system; therefore, the damper was not sampled to avoid damaging the integrity of the material. If the damper is planned to be disturbed during the planned work, destructive sampling will be required to confirm presence of asbestos.



Presumed textile vibration damper present in the Fire Apparatus Bay area (Loc.1-01).



Presumed textile vibration damper present in the Fire Apparatus Bay area (Loc.1-01).



#### 4.1.12 Other Building Materials

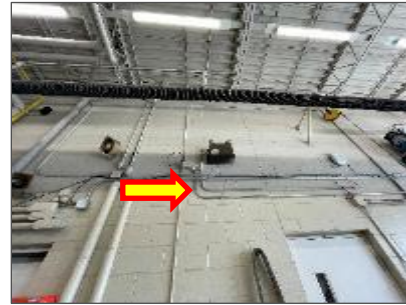
Mortar was present in the masonry wall within Bedroom, Furnace room, Hose storage, Dormitory, Kitchen/Lounge (Loc. 1-12, 1-04, 1-15, 1-09 and 1-08, respectively). Mortar contains trace amounts of chrysotile asbestos (<0.5%) and is not considered an asbestos-containing material as per O. Reg. 278/05 (samples S0001A-E).

Cementitious coating (beige paint), **containing chrysotile asbestos**, is present applied on masonry walls within Fire Apparatus Bay, Bedroom, Dormitory (Loc. 1-01, 1-12 and 1-09, respectively) (samples S0004A-C). Coating is a non-friable material and observed in good condition.

Asphalt driveway area (Loc. 1-27) does not contain asbestos (samples S0028A-C).



Non-asbestos mortar on masonry wall present in the Fire Apparatus Bay area (Loc. 1-01).



Asbestos-containing coating (beige paint) on masonry wall present in the Fire Apparatus Bay area (Loc. 1-01).



Non-asbestos asphalt present on driveway exterior (Loc. 1-27).

#### 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:

- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound
- Adhesives
- Caulking and putties
- Fire resistant doors

## 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	Sampled Location	Lead (%)
FS243-L0001 (Previously sampled, Pinchin File No. 248346.001)	Beige paint on corrugated steel deck	South Vestibule (Loc.1-10)	0.026
FS243-L0002 (Previously sampled, Pinchin File No. 248346.001)	Off-white paint on concrete block wall	Supply Room (Loc. 1-03)	<0.0063
L0001	Light brown paint on exterior texture coat	Exterior (Loc. 1-27)	0.00023
L0002	Beige paint on masonry wall	Apparatus Bay (Loc. 1-01)	0.0012

Paint sampled are below the City of Torontos detection limit (0.1%).

As per EACC guideline, 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. Results below 0.009% (90 mg/kg) contain insignificant concentrations of lead.



Beige paint on corrugated steel deck, South Vestibule (Loc.1-10).



Off-white paint on concrete block wall, Supply Room (Loc. 1-03).



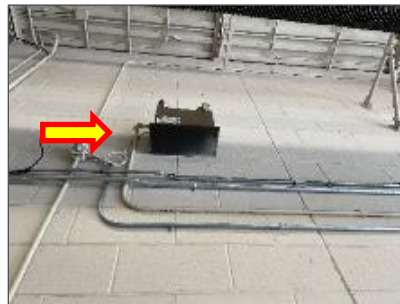
Light brown paint on exterior texture coat, Loc. 1-27.



Beige paint on masonry wall, Apparatus Bay (Loc. 1-01).

#### 4.2.2 Lead Products and Applications

Lead-containing batteries are presumed to be present in emergency lighting.



Emergency lighting, Fire Apparatus Bay (Loc. 1-01).

### 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
- Stone
- Asphalt

### 4.4 Mercury

#### 4.4.1 Lamps

Mercury vapour is presumed to be present in fluorescent lamps.


#### 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

The following table presents a summary of caulking sampled:

Material, Colour, Application	Sample Location (Location #)	Sample Number	PCB (mg/kg)	Photo
Caulking, Grey, and Brown (Composite Sample)	Exterior (Location 1-27)	P0001	<0.2	

Caulking highlighted in the table above is a non-PCB solid based as the result is lower than the threshold (50 mg/kg).

#### 4.5.2 Lighting Ballasts

Based on visual observations (evidence of T-8 fixtures) the building has been comprehensively re-lamped and 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 observed during the assessment.

## 5.0 RECOMMENDATIONS

### 5.1 General

1. Prepare scope of work for hazardous material removal required for the planned work. The scope of work 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. Vibration damper was observed connected to an operative duct system; therefore, the damper was not sampled to avoid damaging the integrity of the material. If the damper is planned to be disturbed during the planned work, conduct destructive sampling once the duct system has been taken out of service to confirm presence of asbestos.
  - b. Any items listed as exclusions in this report, prior to disturbance.
4. Provide this report 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 paint sampled with results below the City of Toronto's detection limit (0.1%), special precautions are not recommended unless aggressive disturbance (grinding, blasting, torching) is planned.

In accordance with EACC guideline, 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 lamps. 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.



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

Toronto Fire Services Station 243, 4560 Sheppard Avenue East, Toronto, Ontario  
City of Toronto

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REVISED

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.

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

## **APPENDIX I**

### **Room-by-Room Inventory Sheet**

# APPENDIX I / ROOM-BY-ROOM INVENTORY SHEET

Building Address:	4560 Sheppard Avenue East, Toronto, Ontario	Date(s) of Current Assessment:	March 14, 2025
Building Name:	Toronto Paramedic Services Station 29	Organization Completing Reassessment:	Pinchin Ltd.
Original Survey Conducted By:	ECOH Management Inc.	Name of Surveyor:	Sid Gohil
Date(s) of Original Survey:	August 8, 2007		

**NOTES:**

<i>Location Number</i>	<i>Location Name</i>	<i>Building System</i>	<i>Material Observed</i>	<i>Potential Hazardous Material</i>	<i>Sample ID</i>	<i>Analytical Result</i>	<i>Quantity</i>	<i>Condition</i>	<i>Notes / Recommended Actions</i>
R-0-00	Exterior	Roof	Roofing Materials	Asbestos	Not Sampled	Presumed Asbestos	7,050 SF	Good	
1-01	Fire Apparatus Bay	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-01	Fire Apparatus Bay	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-01	Fire Apparatus Bay	Walls	Mortar	Asbestos	S0001*	None Detected	N/A	N/A	Visually consistent with the original sample
1-01	Fire Apparatus Bay	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to deck
1-01	Fire Apparatus Bay	Pipe	Parging Cement	Asbestos	Homogeneous w. 11850-B-71-07	None Detected	N/A	N/A	
1-01	Fire Apparatus Bay	Duct	Mastic	Asbestos	S0003A-C	None Detected	N/A	N/A	Grey duct mastic present at seams / joints on the exterior of ducts connected to exhaust fan. Elevated height
1-01	Fire Apparatus Bay	Pipe	Transite Pipe	Asbestos	Not Sampled	Presumed Asbestos	2 SF	Good	Rainwater leaders
1-01	Fire Apparatus Bay	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-01	Fire Apparatus Bay	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-01	Fire Apparatus Bay	Duct	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-01	Fire Apparatus Bay	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-01	Fire Apparatus Bay	Pipe	Damper	Asbestos	Not Sampled	Presumed Asbestos	1 EA	Good	Present as duct connectors Textile vibration dampers
1-01	Apparatus Bay	Walls	Paint	Lead	L0002	0.0012%	1000 SF	Good	Beige paint is present applied on masonry walls
1-01	Apparatus Bay	Walls	Paint	Asbestos	S0004A	<b>0.5% - 5% Chrysotile</b>	N/A	N/A	Cementitious coating (beige paint) is present applied on masonry walls
1-02	Hose Hanger	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-02	Hose Hanger	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-02	Hose Hanger	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to deck
1-03	Supply Room	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	

# APPENDIX I / ROOM-BY-ROOM INVENTORY SHEET

1-03	Supply Room	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-03	Supply Room	Walls	Mortar	Asbestos	S0001*	None Detected	N/A	N/A	Visually consistent with the original sample
1-03	Supply Room	Walls	Paint	Lead	FS243-L0002*	<0.0063%	N/A	N/A	Off-white paint on concrete block wall *Pinchin File No. 248346.001
1-03	Supply Room	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to deck
1-03	Supply Room	Pipe	Parging Cement	Asbestos	11850-B-71-07a	None Detected	N/A	N/A	* From Survey Report dated 2007
1-03	Supply Room	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-03	Supply Room	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-03	Supply Room	Duct	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-03	Supply Room	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-04	Mechanical Room	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-04	Mechanical Room	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-04	Mechanical Room	Ceiling	Plaster	Asbestos	14-8368-02 to 04* S0002A-C	None Detected	N/A	N/A	*From Fisher Project No. 14-6897, dated April 2014 Lab report b333878
1-04	Mechanical Room	Ceiling	Texture Coat	Asbestos	11850-B-71-05a* 11850-B-71-05b* 11850-B-71-05c* 11850-B-71-05d* 11850-B-71-05e*	None Detected	N/A	N/A	* From Survey Report dated 2007
1-04	Mechanical Room	Pipe	Parging Cement	Asbestos	11850-B-71-07b* 11850-B-71-07c* 14- 8368-05 to 07**	None Detected	N/A	N/A	* From Survey Report dated 2007 **From Fisher Project No. 14-6897, dated April 2014
1-04	Mechanical Room	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-04	Mechanical Room	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-04	Mechanical Room	Duct	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-04	Mechanical Room	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-04	Mechanical Room	Mechanical	Uninsulated	N/A	N/A	N/A	N/A	N/A	Hot water tank
1-04	Mechanical Room	Mechanical	Uninsulated	N/A	N/A	N/A	N/A	N/A	Furnace
1-04	Mechanical Room	Walls	Mortar	Asbestos	S0001B	None Detected	N/A	N/A	Masonry (Concrete Blocks) Trace amounts of chrysotile asbestos (<0.5%) and is not considered an asbestos-containing material as per O. Reg. 278/05
1-05	Equipment Storage	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-05	Equipment Storage	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	

# APPENDIX I / ROOM-BY-ROOM INVENTORY SHEET

1-05	Equipment Storage	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to deck
1-05	Equipment Storage	Pipe	Parging Cement	Asbestos	Homogeneous w. 11850-B-71-07	None Detected	N/A	N/A	
1-05	Equipment Storage	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-06	Men's Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-06	Men's Washroom	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-06	Men's Washroom	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	11850-B-71-01a* 11850-B-71-01b*	None Detected	N/A	N/A	ACT01 - 2' x 4' Pinhole, Long Fissure *From Survey Report dated 2007
1-06	Men's Washroom	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	Homogeneous w. 11850-B-71-02	None Detected	N/A	N/A	ACT02 - 2' x 4' Pinhole, Short Fissure
1-07	Corridor	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-07	Corridor	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-07	Corridor	Walls	Paint	Lead	FS243-L0003*	0.015%	N/A	N/A	This paint was not present during this assessment. Green paint on concrete block wall *Pinchin File No. 248346.001
1-07	Corridor	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	11850-B-71-02b*	None Detected	N/A	N/A	ACT02 - 2' x 4' Pinhole, Short Fissure *From Survey Report dated 2007
1-08	Lounge / Kitchen	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-08	Lounge / Kitchen	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-08	Lounge / Kitchen	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	Homogeneous w. 11850-B-71-02	None Detected	N/A	N/A	ACT02 - 2' x 4' Pinhole, Short Fissure
1-08	Lounge / Kitchen	Ceiling	Drywall Joint Compound (DJC)	Asbestos	Homogeneous w. 14 9612-04 to 06	None Detected	N/A	N/A	
1-08	Lounge / Kitchen	Ceiling	Transite Panel	Asbestos	Not Sampled	Presumed Asbestos	20 SF	Good	Perforated panel above non-asbestos ceiling tiles
1-08	kitchen/Lounge	Walls	Mortar	Asbestos	S0001E	None Detected	N/A	N/A	Masonry (Concrete Blocks) Trace amounts of chrysotile asbestos (<0.5%) and is not considered an asbestos-containing material as per O. Reg. 278/05
1-09	Dormitory	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-09	Dormitory	Walls	Drywall Joint Compound (DJC)	Asbestos	12180-B-71-03a* 12180-B-71-03b* 12180-B-71-03c* 12180-B-71-03d*	None Detected	N/A	N/A	* From Survey Report dated 2008
1-09	Dormitory	Ceiling	Transite Panel	Asbestos	Not Sampled	Presumed Asbestos	20 SF	Good	Perforated panel above non-asbestos ceiling tiles
1-09	Dormitory	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	11850-B-71-02a*	None Detected	N/A	N/A	ACT02 - 2' x 4' Pinhole, Short Fissure *From Survey Report dated 2007

# APPENDIX I / ROOM-BY-ROOM INVENTORY SHEET

1-09	Dormitory	Walls	Mortar	Asbestos	S0001D	None Detected	N/A	N/A	Storage Masonry (Concrete Blocks) Trace amounts of chrysotile asbestos (<0.5%) and is not considered an asbestos-containing material as per O. Reg. 278/05
1-09	Dormitory	Walls	Paint	Lead	L0002*	0.0012%	250 SF	Good	Beige paint is present applied on masonry walls Visually consistent with the original sample.
1-09	Dormitory	Walls	Paint	Asbestos	S0004C	<b>0.5% - 5% Chrysotile</b>	N/A	N/A	Cementitious coating (beige paint) is present applied on masonry walls
1-10	South Vestibule	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-10	South Vestibule	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-10	South Vestibule	Ceiling	Paint	Lead	FS243-L0001*	0.026%	N/A	N/A	Beige paint on corrugated steel deck *Pinchin File No. 248346.001
1-10	South Vestibule	Ceiling	Drywall Joint Compound (DJC)	Asbestos	Homogeneous w. 14-9612-04 to 06	None Detected	N/A	N/A	
1-11	Office	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-11	Office	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-11	Office	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	11850-B-71-01c*	None Detected	N/A	N/A	ACT01 - 2' x 4' Pinhole, Long Fissure *From Survey Report dated 2007
1-12	Bedroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-12	Bedroom	Walls	Drywall Joint Compound (DJC)	Asbestos	12180-B-71-03e* 12180-B-71-03f* 12180-B-71-03g*	None Detected	N/A	N/A	* From Survey Report dated 2008
1-12	Bedroom	Walls	Mortar	Asbestos	S0001A	None Detected	N/A	N/A	Masonry (Concrete Blocks) <0.5% / trace amounts of chrysotile asbestos (<0.5%) and is not considered an asbestos-containing material as per O. Reg. 278/05
1-12	Bedroom	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	11850-B-71-02c*	None Detected	N/A	N/A	ACT02 - 2' x 4' Pinhole, Short Fissure *From Survey Report dated 2007 Stamp Date: 2012
1-12	Bedroom	Pipe	Parging Cement	Asbestos	Homogeneous w. 11850-B-71-07b* 11850-B-71-07c*	None Detected	N/A	N/A	
1-12	Bedroom	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-12	Bedroom	Walls	Paint	Lead	L0002*	0.0012%	250 SF	Good	Beige paint is present applied on masonry walls Visually consistent with the original sample.
1-12	Bedroom	Walls	Paint	Asbestos	S0004B	<b>0.5% - 5% Chrysotile</b>	N/A	N/A	Cementitious coating (beige paint) is present applied on masonry walls
1-13	North Vestibule	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-13	North Vestibule	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-13	North Vestibule	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	Homogeneous w. 11850-B-71-02	None Detected	N/A	N/A	ACT02 - 2' x 4' Pinhole, Short Fissure
1-14	Women's Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	



# APPENDIX I / ROOM-BY-ROOM INVENTORY SHEET

1-14	Women's Washroom	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-14	Women's Washroom	Ceiling	Drywall Joint Compound (DJC)	Asbestos	Homogeneous w. 14-9612-04 to 06	None Detected	N/A	N/A	
1-15	Hose Tower	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-15	Hose Tower	Walls	Masonry	N/A	N/A	N/A	N/A	N/A	
1-15	Hose Tower	Ceiling	Not Found	N/A	N/A	N/A	N/A	N/A	Open to deck
1-15	Hose Tower	Walls	Mortar	Asbestos	S0001C	None Detected	N/A	N/A	Storage Masonry (Concrete Blocks) Trace amounts of chrysotile asbestos (<0.5%) and is not considered an asbestos-containing material as per O. Reg. 278/05
1-16	Bedroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-16	Bedroom	Walls	Drywall Joint Compound (DJC)	Asbestos	Homogeneous w. 14-9612-04 to 06	None Detected	N/A	N/A	
1-16	Bedroom	Ceiling	Acoustic Ceiling Tile (ACT)	Asbestos	Homogeneous w. 11850-B-71-02	None Detected	N/A	N/A	ACT02 - 2' x 4' Pinhole, Short Fissure
1-27	Exterior	Walls	Brick - Mortar	Asbestos	S0005A-C	None Detected	N/A	N/A	
1-27	Exterior	Walls	Texture Coat	Asbestos	S0006A-C	None Detected	N/A	N/A	
1-27	Exterior	Walls	Expansion Joint	Asbestos	S0007A-C	None Detected	N/A	N/A	Grey & Brown Caulking
1-27	Exterior	Floor	Asphalt	Asbestos	S0008A-C	None Detected	N/A	N/A	Pavement
1-27	Exterior	Wall	Expansion Joint	PCB	P0001	<0.2mg/kg	N/A	N/A	Non PCB - Grey & Brown Caulking
1-27	Exterior	Walls	Paint	Lead	L0001	0.00023%	N/A	N/A	Light brown on non-asbestos texture wall
1-27	Exterior	Windows	Window Caulking	Asbestos	Not Sampled	Presumed Asbestos	All	Good	
1-27	Exterior	Wall	Vermiculate	Asbestos	Not Sampled	Not Found	All	Good	Destructive testing was conducted of masonry brick walls, including creating three (3) penetrations at exterior wall

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



## Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

**Project Name:** City of Toronto  
**Project No.:** 0355561.000  
**Prepared For:** S. Gohil

**Lab Reference No.:** b333878  
**Analyst(s):** J.Dacquel / D. Wright / J. Raisch-Berkoff

<b>Date Received:</b>	<b>March 17, 2025</b>	<b>Samples Submitted:</b>	<b>23</b>
<b>Date Analyzed:</b>	<b>March 17, 2025</b>	<b>Phases Analyzed:</b>	<b>32</b>

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The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis for all bulk materials. Please be advised that bulk materials do not include debris, dust, and tape-lift samples, and the analysis and reporting of these materials does not conform with Pinchin Ltd.'s NVLAP accreditation.

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

This report relates only to the items tested.

*This report relates only to the items tested and is valid only when signed with a protected, authorized, electronic signature. This report may not be reproduced, except in full, without the written approval of Pinchin Ltd. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. Internal verification studies, quality assurance / control data and laboratory documentation on measurement uncertainty are available upon request.*



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: City of Toronto  
Project No.: 0355561.000  
Prepared For: S. Gohil

Lab Reference No.: b333878  
Date Analyzed: March 17, 2025

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0001A Wall, Mortar, Loc. 1-12 - Bedroom	Homogeneous, grey, hard, cementitious material.	Chrysotile < 0.5%	Non-Fibrous Material > 75%
Comments:	Another phase is present but was not analyzed, as requested.		
S0001B Wall, Mortar, Loc. 1-04 - Furnace Room	Homogeneous, grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
S0001C Wall, Mortar, Loc. 1-15 Hose storage	Homogeneous, grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
Comments:	Multiple phases are present but were not analyzed, as requested.		
S0001D Wall, Mortar, Loc. 1-09 Dormitory	Homogeneous, grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
Comments:	Another phase is present but was not analyzed, as requested.		
S0001E Wall, Mortar, Loc. 1-08 Kitchen/Lounge	Homogeneous, grey, hard, cementitious material.	Chrysotile < 0.5%	Non-Fibrous Material > 75%
Comments:	Another phase is present but was not analyzed, as requested.		
S0002A Ceiling, Plaster, Loc. 1-04 Furnace Room	Homogeneous, grey, hard, granular and cementitious material.	None Detected	Perlite 0.5-5% Other Non-Fibrous > 75%
S0002B Ceiling, Plaster, Loc. 1-04 Furnace Room	Homogeneous, grey, hard, granular and cementitious material.	None Detected	Perlite 0.5-5% Other Non-Fibrous > 75%
S0002C Ceiling, Plaster, Loc. 1-04 Furnace Room	Homogeneous, grey, hard, granular and cementitious material.	None Detected	Perlite 0.5-5% Other Non-Fibrous > 75%



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: City of Toronto  
Project No.: 0355561.000  
Prepared For: S. Gohil

Lab Reference No.: b333878  
Date Analyzed: March 17, 2025

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0003A Duct, Mastic Grey, Loc. 1-01 Apparatus Bay	2 Phases: a) Homogeneous, grey, mastic material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, black and colourless, caulking material.	None Detected	Non-Fibrous Material > 75%
S0003B Duct, Mastic Grey, Loc. 1-01 Apparatus Bay	2 Phases: a) Homogeneous, grey, mastic material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, black and colourless, caulking material.	None Detected	Non-Fibrous Material > 75%
S0003C Duct, Mastic Grey, Loc. 1-01 Apparatus Bay	2 Phases: a) Homogeneous, grey, mastic material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, black and colourless, caulking material.	None Detected	Non-Fibrous Material > 75%
S0004A Wall, Beige paint on walls, Loc. 1-01 Apparatus Bay	Homogeneous, beige and off-white, coating material.	None Detected	Non-Fibrous Material > 75%
Comments:		Another phase is present but was not analyzed, as requested.	



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: City of Toronto  
Project No.: 0355561.000  
Prepared For: S. Gohil

Lab Reference No.: b333878  
Date Analyzed: March 17, 2025

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0004B Wall, Beige paint on walls, Loc. 1-12 Bedroom	2 Phases: a) Homogeneous, white, cementitious coating material. b) Homogeneous, beige and off-white, coating material.	Chrysotile 0.5-5%  None Detected	Non-Fibrous Material > 75%  Non-Fibrous Material > 75%
Comments:	Another phase is present but was not analyzed, as requested.		
S0004C Wall, Beige paint on walls, Loc. 1-09 Dormitory	Homogeneous, beige and off-white, coating material.	None Detected	Non-Fibrous Material > 75%
Comments:	Another phase is present but was not analyzed, as requested.		
S0005A Wall, Brick Mortar, Loc. 1-27 Exterior	2 Phases: a) Homogeneous, beige, hard, cementitious material. b) Homogeneous, white, hard, cementitious material. c) Homogeneous, grey, hard, cementitious material.	None Detected  None Detected  None Detected	Non-Fibrous Material > 75%  Non-Fibrous Material > 75%  Non-Fibrous Material > 75%
S0005B Wall, Brick Mortar, Loc. 1-27 Exterior	Homogeneous, beige, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
S0005C Wall, Brick Mortar, Loc. 1-27 Exterior	Homogeneous, beige, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: City of Toronto  
Project No.: 0355561.000  
Prepared For: S. Gohil

Lab Reference No.: b333878  
Date Analyzed: March 17, 2025

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0006A Wall, Texture coat, Loc. 1-27 Exterior	Homogeneous, pale red, granular, finishing or texture coat.	None Detected	Non-Fibrous Material > 75%
Comments:	Man-made vitreous fibres are present on the surface of this sample.		
S0006B Wall, Texture coat, Loc. 1-27 Exterior	Homogeneous, pale red, granular, finishing or texture coat.	None Detected	Non-Fibrous Material > 75%
Comments:	Man-made vitreous fibres are present on the surface of this sample.		
S0006C Wall, Texture coat, Loc. 1-27 Exterior	Homogeneous, pale red, granular, finishing or texture coat.	None Detected	Non-Fibrous Material > 75%
Comments:	Man-made vitreous fibres are present on the surface of this sample.		
S0007A Wall, Expansion joint, Grey caulking, Loc. 1-27 Exterior	2 Phases: a) Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, dark grey, caulking material.	None Detected	Non-Fibrous Material > 75%
S0007B Wall, Expansion joint, Grey caulking, Loc. 1-27 Exterior	2 Phases: a) Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, dark grey, caulking material.	None Detected	Non-Fibrous Material > 75%
S0007C Wall, Expansion joint, Grey caulking, Loc. 1-27 Exterior	2 Phases: a) Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, dark grey, caulking material.	None Detected	Non-Fibrous Material > 75%

Reviewed by:

Digitally signed  
by Pinchin Ltd.  
Date: 2025.03.17  
17:00:14-04'00'

Reporting Analyst:

Digitally signed  
by Pinchin Ltd.  
Date: 2025.03.17  
17:00:28-04'00'

Analyzed by: DW  
 Reviewed by: HB  
 Report Start by: HB

Promo 3/17

## Pinchin Ltd. - Asbestos Laboratory

### Internal Asbestos Bulk Sample Chain of Custody

**Special Instructions: S0001A-E - Analyze Mortar only, S0004A-C - Analyze Paint only**

Client Name:	City of Toronto	Project Address:	2360 Meadwopine Blvd, Mississauga, ON
Portfolio/Building No:		Pinchin File:	355561
Submitted by:	Sid Gohil	Email:	sgohil@pinchin.com
CC Email:	Andres Gimenez	CC Email:	agimenez@pinchin.com
Date Submitted:	March 14 2025	Required by:	March 17 2025
# of Samples:	26 23 51/2	Priority:	Rush Turnaround
Year of Building Construction (Mandatory, Years ONLY):		1971	
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):		Pinchin	
HMIS2 Building Reference #:			
To be Completed by Lab Personnel Only: <u>6333878</u> G4			
Lab Reference #:		Time:	24 hour clock
Received by:		Date:	3/17/25 Month Day Year
Name(s) of Analyst(s):		<u>JDA / DW / JRB</u>	

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Wall, Mortar, Loc. 1-12 - Bedroom <span style="float: right; color: blue;">CH &lt;0.5%.</span>
S	0001	B	Wall, Mortar, Loc. 1-04 - Furnace Room <span style="float: right; color: blue;">ND</span>
S	0001	C	Wall, Mortar, Loc.1-15 Hose storage <span style="float: right; color: blue;">ND</span>
S	0001	D	Wall, Mortar, Loc.1-09 Dormitory <span style="float: right; color: blue;">ND</span>
S	0001	E	Wall, Mortar, Loc.1-08 Kitchen/Lounge <span style="float: right; color: blue;">CH &lt;0.5%.</span>
S	0002	A	Ceiling, Plaster, Loc.1-04 Furnace Room <span style="float: right; color: blue;">ND</span>
S	0002	B	Ceiling, Plaster, Loc.1-04 Furnace Room <span style="float: right; color: blue;">ND</span>

JD



Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0002	C	Ceiling, Plaster, Loc. 1-04 Furnace Room ND
S	0003	A	Duct, Mastic Grey, Loc. 1-01 Apparatus Bay a) ND b) ND
S	0003	B	Duct, Mastic Grey, Loc. 1-01 Apparatus Bay a) ND b) ND
S	0003	C	Duct, Mastic Grey, Loc. 1-01 Apparatus Bay a) ND b) ND
S	0004	A	Wall, Beige paint on walls, Loc. 1-01 Apparatus Bay ND
S	0004	B	Wall, Beige paint on walls, Loc. 1-12 Bedroom a) CH 0.5-5% b) ND
S	0004	C	Wall, Beige paint on walls, Loc. 1-09 Dormitory ND
S	0005A	A	Wall, Brick Mortar, Loc. 1-27 Exterior a) ND b) ND c) ND
S	0005B	B	Wall, Brick Mortar, Loc. 1-27 Exterior ND
S	0005C	C	Wall, Brick Mortar, Loc. 1-27 Exterior ND
S	0006	A	Wall, Texture coat, Loc. 1-27 Exterior ND
S	0006	B	Wall, Texture coat, Loc. 1-27 Exterior ND
S	0006	C	Wall, Texture coat, Loc. 1-27 Exterior ND
S	0007	A	Wall, Expansion joint, Grey caulking, Loc. 1-27 Exterior a) ND b) ND
S	0007	B	Wall, Expansion joint, Grey caulking, Loc. 1-27 Exterior a) ND b) ND

DW

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0007	C	Wall, Expansion joint, Grey caulking, Loc. 1-27 Exterior a) ND b) ND
S	0008	A	Floor, <del>Asphalt, Loc. 1-27 Exterior</del>
S	0008	B	Floor, Asphalt, Loc. <del>1-27</del> Exterior
S	0008	C	Floor, Asphalt, Loc. 1-27 Exterior



## Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

**Project Name:** City of Toronto  
**Project No.:** 0355561.000  
**Prepared For:** S. Gohil

**Lab Reference No.:** b333879  
**Analyst(s):** C. Luong

<b>Date Received:</b>	<b>March 17, 2025</b>	<b>Samples Submitted:</b>	<b>3</b>
<b>Date Analyzed:</b>	<b>March 18, 2025</b>	<b>Phases Analyzed:</b>	<b>3</b>

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The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis for all bulk materials. Please be advised that bulk materials do not include debris, dust, and tape-lift samples, and the analysis and reporting of these materials does not conform with Pinchin Ltd.'s NVLAP accreditation.

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

This report relates only to the items tested.

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**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** City of Toronto  
**Project No.:** 0355561.000  
**Prepared For:** S. Gohil

**Lab Reference No.:** b333879  
**Date Analyzed:** March 18, 2025

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0008A Floor, Asphalt, Loc. 1-27 Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other non-fibrous > 75%
Comments:	This sample was ashed and analyzed.		
S0008B Floor, Asphalt, Loc. 1-27 Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other non-fibrous > 75%
Comments:	This sample was ashed and analyzed.		
S0008C Floor, Asphalt, Loc. 1-27 Exterior	Homogeneous, black, cementitious asphalt material.	None Detected	Tar and other non-fibrous > 75%
Comments:	This sample was ashed and analyzed.		

**Reviewed by:**

Digitally signed  
by Pinchin Ltd.  
Date: 2025.03.18  
10:16:04-04'00'

**Reporting Analyst:**

Digitally signed  
by Pinchin Ltd.  
Date: 2025.03.18  
10:16:14-04'00'

Promo 3/17

Analysed by: *CT*  
 Submitted by: *hb*  
 Report sent by:

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

**Special Instructions: S0001A-E - Analyze Mortar only, S0004A-C - Analyze Paint only**

Client Name:	City of Toronto	Project Address:	2360 Meadwopine Blvd, Mississauga, ON
Portfolio/Building No:		Pinchin File:	355561
Submitted by:	Sid Gohil	Email:	sgohil@pinchin.com
CC Email:	Andres Gimenez	CC Email:	agimenez@pinchin.com
Date Submitted:	March 14, 2025	Required by:	March 17, 2025
# of Samples:	3 S 2/2	Priority:	Rush Turnaround
Year of Building Construction (Mandatory, Years ONLY):		1971	
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):		Pinchin	

HMIS2 Building Reference #:			
To be Completed by Lab Personnel Only			
Lab Reference #:	3333879	Time:	24 hour clock
Received by:	MAR 17 2025	Date:	Month Day Year
Name(s) of Analyst(s):	CT	March 13 2025	

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Wall, Mortar, Loc. 1-12 - Bedroom
S	0001	B	Wall, Mortar, Loc. 1-04 - Furnace Room
S	0001	C	Wall, Mortar, Loc. 1-15 Hose storage
S	0001	D	Wall, Mortar, Loc. 1-09 Dormitory
S	0001	E	Wall, Mortar, Loc. 1-08 Kitchen/Lounge
S	0002	A	Ceiling, Plaster, Loc. 1-04 Furnace Room
S	0002	B	Ceiling, Plaster, Loc. 1-04 Furnace Room

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
<del>S</del>	<del>0007</del>	<del>C</del>	<del>Wall, Expansion Joint, Grey caulking, Loc. 1-27 Exterior</del>
S	0008	A	Floor, Asphalt, Loc. 1-27 Exterior ND
S	0008	B	Floor, Asphalt, Loc. 1-27 Exterior ND
S	0008	C	Floor, Asphalt, Loc. 1-27 Exterior ND

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



Your Project #: 355561  
Site Location: 4560 SHEPPARD AVE E  
Your C.O.C. #: 2025-03-3038

**Attention: Andres Gimenez**

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

**Report Date: 2025/03/21**

Report #: R8507156

Version: 2 - Revision

**CERTIFICATE OF ANALYSIS – REVISED REPORT**

**BUREAU VERITAS JOB#: C527913**

**Received: 2025/03/14, 18:29**

Sample Matrix: Solid  
# Samples Received: 2

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Metals in Paint	1	2025/03/18	2025/03/18	CAM SOP-00408	EPA 6010D m
Metals in Paint	1	2025/03/21	2025/03/21	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 #: 355561  
Site Location: 4560 SHEPPARD AVE E  
Your C.O.C. #: 2025-03-3038

**Attention: Andres Gimenez**

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

**Report Date: 2025/03/21**  
Report #: R8507156  
Version: 2 - Revision

**CERTIFICATE OF ANALYSIS – REVISED REPORT**

**BUREAU VERITAS JOB#: C527913**

**Received: 2025/03/14, 18:29**

Encryption Key

Nilushi Mahathantila  
Project Manager  
21 Mar 2025 17:11:54

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 Job #: C527913  
Report Date: 2025/03/21

Pinchin Ltd  
Client Project #: 355561  
Site Location: 4560 SHEPPARD AVE E  
Sampler Initials: SG

### ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)

Bureau Veritas ID		AOYA02	AOYA02		APCX77			
Sampling Date								
COC Number		2025-03-3038	2025-03-3038		2025-03-3038			
	UNITS	L0001, WALL,TEXTURE COAT,LIGHT BROWN,LOC:1- 27,EXTERIOR	L0001, WALL,TEXTURE COAT,LIGHT BROWN,LOC:1- 27,EXTERIOR Lab-Dup	QC Batch	L0002, BEIGE PAINT ON MASONARY WALLS; LOC. 1-01 FIRE APPARATUS BAY	RDL	MDL	QC Batch
<b>Metals</b>								
Lead (Pb)	%	0.00023	0.00020	9892635	0.0012	0.00010	0.000030	9895606
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate								



Bureau Veritas Job #: C527913  
Report Date: 2025/03/21

Pinchin Ltd  
Client Project #: 355561  
Site Location: 4560 SHEPPARD AVE E  
Sampler Initials: SG

## TEST SUMMARY

**Bureau Veritas ID:** AOYA02  
**Sample ID:** L0001, WALL,TEXTURE COAT,LIGHT BROWN,LOC:1-27,EXTERIOR  
**Matrix:** Solid

**Collected:**  
**Shipped:**  
**Received:** 2025/03/14

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9892635	2025/03/18	2025/03/18	Medhat Nasr

**Bureau Veritas ID:** AOYA02 Dup  
**Sample ID:** L0001, WALL,TEXTURE COAT,LIGHT BROWN,LOC:1-27,EXTERIOR  
**Matrix:** Solid

**Collected:**  
**Shipped:**  
**Received:** 2025/03/14

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9892635	2025/03/18	2025/03/18	Medhat Nasr

**Bureau Veritas ID:** APCX77  
**Sample ID:** L0002, BEIGE PAINT ON MASONARY WALLS; LOC. 1-01 FIRE APPARATUS BAY  
**Matrix:** Solid

**Collected:**  
**Shipped:**  
**Received:** 2025/03/14

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	9895606	2025/03/21	2025/03/21	Medhat Nasr



Bureau Veritas Job #: C527913  
Report Date: 2025/03/21

Pinchin Ltd  
Client Project #: 355561  
Site Location: 4560 SHEPPARD AVE E  
Sampler Initials: SG

### GENERAL COMMENTS

Revised Report (2025/03/21): Sample L0002 has been included in this report.

**Results relate only to the items tested.**



Bureau Veritas Job #: C527913  
Report Date: 2025/03/21

## QUALITY ASSURANCE REPORT

Pinchin Ltd  
Client Project #: 355561  
Site Location: 4560 SHEPPARD AVE E  
Sampler Initials: SG

QC Batch	Parameter	Date	Matrix Spike		Method Blank		RPD		QC Standard	
			% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9892635	Lead (Pb)	2025/03/18	97	75 - 125	<0.00010	%	14	35	102	75 - 125
9895606	Lead (Pb)	2025/03/21	NC (1)	75 - 125	<0.00010	%	5.3	35	94	75 - 125

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

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

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

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

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

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



Bureau Veritas Job #: C527913  
Report Date: 2025/03/21

Pinchin Ltd  
Client Project #: 355561  
Site Location: 4560 SHEPPARD AVE E  
Sampler Initials: SG

### VALIDATION SIGNATURE PAGE

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

---

Cristina Carriere, Senior Scientific Specialist

---

Louise Harding, Scientific Specialist

---

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6740 Campbell Road, Mississauga, Ontario L5N 2L8  
Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6265  
CAM FCD-01195/6

# CHAIN OF CUSTODY RECORD

Page 1 of 1

Invoice Information		Report Information (If differs from Invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required	
Company Name: <b>Pinchin Ltd.</b>		Company Name:		Quotation #:		<input type="checkbox"/>	
Contact Name: <b>Sid Gohil, Andres Gimenez</b>		Contact Name:		P.O. # / A/E/R:		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS	
Address: <b>2360 Meadowpine Blvd, Mississauga, ON</b>		Address:		Project #:		Rush TAT (Surcharges will be applied)	
Phone: 5472825414 Fax:		Phone: Fax:		Site Location:		<input type="checkbox"/> 1 Day <input checked="" type="checkbox"/> 2 Days <input type="checkbox"/> 3-4 Days	
Email: <b>sgohil@pinchin.com, agimenez@pinchin.com</b>		Email:		Site #:		Date Required: <b>18/03/2025</b>	
USE INSULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY				Site Location Province: <b>ON</b>		Rush Confirmation #:	
Regulation 153		Other Regulations		Analysis Requested		LABORATORY USE ONLY	
<input checked="" type="checkbox"/> Table 1 <input type="checkbox"/> Table 2 <input type="checkbox"/> Table 3 <input type="checkbox"/> Table FOR RSC (PLEASE CIRCLE) Y / N		<input type="checkbox"/> Res./Ark <input type="checkbox"/> Ind/Contn <input type="checkbox"/> Appl./Other <input type="checkbox"/> CCM <input type="checkbox"/> M/C <input type="checkbox"/> PWC <input type="checkbox"/> Other (Specify) <input type="checkbox"/> REG. 153 (MIN. 1 DAY TAT REQUIRED) <input type="checkbox"/> REG. 153 Table		<input type="checkbox"/> Sanitary Sewer Bylaw <input type="checkbox"/> Sanitary Sewer Bylaw <input type="checkbox"/> Region <input type="checkbox"/> REG. 153 (MIN. 1 DAY TAT REQUIRED) <input type="checkbox"/> REG. 153 Table		CUSTODY SEAL Y / N Present Intact COOLER TEMPERATURES COOLING MEDIA PRESENT Y / N COMMENTS	
SAMPLE IDENTIFICATION		DATE SAMPLED (YYYY/MM/DD)		TIME SAMPLED (HH:MM)		WATER	
10001, Wall, Texture coat, Light Brown, Loc: 1-27, Exterior		2025-03-14		18:29		BULK	
RELINCLUSIED BY: (Signature/Print)		DATE: (YYYY/MM/DD)		TIME: (HH:MM)		BU 3038	
Sid Gohil		2025-03-14		18:29		BU 3038	

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>



NONT-2025-03-3038

14-Mar-25 18:29  
 Nilushi Mahathantila  
 C527913



**PUSHI**

6740 Campbell 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 1 of 1

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required	
Company Name: <b>Pinchin Ltd.</b>		Company Name:		Quotation #:		<input type="checkbox"/> Regular TAT (5-7 days) Most analyses	
Contact Name: <b>Sid Gohil</b>		Contact Name:		P.O. #/ AFER:		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS	
Address: <b>2360 Meadowpine Blvd, Mississauga, ON</b>		Address:		Project #: <b>355561</b>		Rush TAT (Surcharges will be applied)	
Phone: <b>647-282-6414</b> Fax:		Phone: Fax:		Site Location: <b>4560 Sheppard Ave E</b>		<input checked="" type="checkbox"/> 1 Day <input type="checkbox"/> 2 Days <input type="checkbox"/> 3-4 Days	
Email: <b>sgohil@pinchin.com, agimenez@pinchin.com</b>		Email:		Site #:		Date Required:	
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY				Site Location Province: <b>ON</b>		Rush Confirmation #:	
Sampled By: <b>Sid Gohil</b>							
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"/> Agr/ 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"/> PWDQ Region <input type="checkbox"/> Other (Specify): <input type="checkbox"/> REG 558 (MIN. 3 DAY TAT REQUIRED) <input type="checkbox"/> REG 406 Table _____		FIELD FILTERED (CIRCLE) Metals / Hg / CrV BTEX/ PHEC P1 PHEC P2 - PA VOCs REG 153 METALS & INORGANICS REG 153 ICPMS METALS REG 153 METALS (Hg, Cr V, ICPMS Metals, HWS - 8) Lead (Pb) in Paints PCBs HOLD- DO NOT ANALYZE		CUSTODY SEAL Y / N Present Intact COOLER TEMPERATURES COOLING MEDIA PRESENT: Y / <input checked="" type="checkbox"/> N COMMENTS	
Include Criteria on Certificate of Analysis: Y / N		SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS					
SAMPLE IDENTIFICATION		DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH/MM)	MATRIX			
L0002, Beige paint on masonry walls, Loc. 1-01 Fire Apparatu				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 # <b>C527913</b>	
Sid Gohil	2025-03-21		<i>[Signature]</i>	2025/03/21	11:00		

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Your Project #: 355561  
Your C.O.C. #: 2025-03-3039

**Attention: Sid Gohil**

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

**Report Date: 2025/03/18**

Report #: R8504332

Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C527919**

**Received: 2025/03/14, 18:29**

Sample Matrix: Bulk  
# Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Polychlorinated Biphenyl in Solids (1)	1	2025/03/17	2025/03/17	CAM SOP-00309	EPA 8082A 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.

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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) Analysis was conducted according to Bureau Veritas method CAM SOP-00309 and modified where applicable based on the sample matrix. This test is not Standards Council of Canada accredited for this matrix.



Your Project #: 355561  
Your C.O.C. #: 2025-03-3039

**Attention: Sid Gohil**

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

**Report Date: 2025/03/18**

Report #: R8504332

Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB#: C527919**

**Received: 2025/03/14, 18:29**

Encryption Key

Nilushi Mahathantila  
Project Manager  
18 Mar 2025 12:32:28

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 Job #: C527919  
Report Date: 2025/03/18

Pinchin Ltd  
Client Project #: 355561  
Sampler Initials: SG

### POLYCHLORINATED BIPHENYLS BY GC-ECD (BULK)

<b>Bureau Veritas ID</b>		AOYA23			
<b>Sampling Date</b>					
<b>COC Number</b>		2025-03-3039			
	<b>UNITS</b>	<b>P0001, WALL, GREY AND BROWN CAULKING, LOC:1-27, EXTERIOR</b>	<b>RDL</b>	<b>MDL</b>	<b>QC Batch</b>
<b>PCBs</b>					
Aroclor 1262	ug/g	<0.2	0.2	0.2	9891810
Aroclor 1016	ug/g	<0.2	0.2	0.2	9891810
Aroclor 1221	ug/g	<0.2	0.2	0.2	9891810
Aroclor 1232	ug/g	<0.2	0.2	0.2	9891810
Aroclor 1242	ug/g	<0.2	0.2	0.2	9891810
Aroclor 1248	ug/g	<0.2	0.2	0.2	9891810
Aroclor 1254	ug/g	<0.2	0.2	0.2	9891810
Aroclor 1260	ug/g	<0.2	0.2	0.2	9891810
Aroclor 1268	ug/g	<0.2	0.2	0.2	9891810
Total PCB	ug/g	<0.2	0.2	0.2	9891810
<b>Surrogate Recovery (%)</b>					
Decachlorobiphenyl	%	84			9891810
RDL = Reportable Detection Limit QC Batch = Quality Control Batch					



Bureau Veritas Job #: C527919  
Report Date: 2025/03/18

Pinchin Ltd  
Client Project #: 355561  
Sampler Initials: SG

## TEST SUMMARY

**Bureau Veritas ID:** AOYA23  
**Sample ID:** P0001, WALL, GREY AND BROWN CAULKING, LOC.:1-27, EXTERIOR  
**Matrix:** Bulk

**Collected:**  
**Shipped:**  
**Received:** 2025/03/14

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Polychlorinated Biphenyl in Solids	GC/ECD	9891810	2025/03/17	2025/03/17	Svitlana Shaula



Bureau Veritas Job #: C527919  
Report Date: 2025/03/18

Pinchin Ltd  
Client Project #: 355561  
Sampler Initials: SG

### GENERAL COMMENTS

Sample AOYA23 [ P0001,WALL,GREY AND BROWN CAULKING, LOC:1-27,EXTERIOR] : PCB Analysis: Values were calculated on a wet weight basis.

**Results relate only to the items tested.**



Bureau Veritas Job #: C527919  
Report Date: 2025/03/18

## QUALITY ASSURANCE REPORT

Pinchin Ltd  
Client Project #: 355561  
Sampler Initials: SG

QCBatch	Parameter	Date	SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9891810	Decachlorobiphenyl	2025/03/17	100	30 - 130	99	%		
9891810	Aroclor 1016	2025/03/17			<0.1	ug/g		
9891810	Aroclor 1221	2025/03/17			<0.1	ug/g		
9891810	Aroclor 1232	2025/03/17			<0.1	ug/g		
9891810	Aroclor 1242	2025/03/17			<0.1	ug/g		
9891810	Aroclor 1248	2025/03/17			<0.1	ug/g		
9891810	Aroclor 1254	2025/03/17			<0.1	ug/g		
9891810	Aroclor 1260	2025/03/17	102	30 - 130	<0.1	ug/g	0.39	50
9891810	Aroclor 1262	2025/03/17			<0.1	ug/g		
9891810	Aroclor 1268	2025/03/17			<0.1	ug/g		
9891810	Total PCB	2025/03/17	102	30 - 130	<0.1	ug/g	0.39	50

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

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

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

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.



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### VALIDATION SIGNATURE PAGE

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

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Cristina Carriere, Senior Scientific Specialist

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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.

C527919

2025/03/14 18:29

BUREAU  
VERITAS

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CAM FCD-01191/6

## CHAIN OF CUSTODY RECORD

Page 1 of 1

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required	
Company Name:	Pinchin Ltd.	Company Name:		Quotation #:		<input type="checkbox"/> Regular TAT (5-7 days) Most analyses <b>PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS</b>	
Contact Name:	Sid Gohil	Contact Name:		P.O. #/ AFF#:		<b>Rush TAT (Surcharges will be applied)</b> <input type="checkbox"/> 1 Day <input checked="" type="checkbox"/> 2 Days <input type="checkbox"/> 3-4 Days	
Address:	2360 Meadowpine Blvd, Mississauga, ON	Address:		Project #:	355561		
Phone:	6472826414	Phone:		Site Location:			
Fax:		Fax:		Site #:			
Email:	lcarrier@pinchin.com	Email:		Site Location Province:	ON	Date Required: 18/03/2025	
<small>MORE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY</small>				Sampled By:	Sid Gohil	Rush Confirmation #:	
<b>Regulation 153</b> <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"/> Coal <input type="checkbox"/> Table 3 <input type="checkbox"/> Agr./Other <input type="checkbox"/> Table 4 FOR RSC (PLEASE CIRCLE) Y / N		<b>Other Regulations</b> <input type="checkbox"/> CCME <input type="checkbox"/> Sanitary Sewer (view) <input type="checkbox"/> MISA <input type="checkbox"/> Storm Sewer (view) <input type="checkbox"/> PWQI <input type="checkbox"/> Region <input type="checkbox"/> Other (Specify) <input type="checkbox"/> REG 5.3 (MIN. 3 DAY TAT REQUIRED) <input type="checkbox"/> REG 406 Table		<b>Analysis Requested</b> FIELD FILTERED (ICP/OLE) Metals / Hg / Cr(VI) BTEX / HIC Fx RISC F2 - R4 VOC RBG 153 METALS & INORGANICS RBG 153 ICP/MS METALS RBG 153 METALS (Hg, Cr VI, ICP/MS Metals, HWS - B) Lead (Pb) in Paints PCBs HOLD-DO NOT ANALYZE		<b>LABORATORY USE ONLY</b> CUSTODY SEAL Y / N Present Intact COOLING MEDIA PRESENT: Y / N COMMENTS	
SAMPLE IDENTIFICATION P0001, Wall, Grey and Brown Caulking, Loc.1-27, Exterior		DATE SAMPLED (YYYY/MM/DD) 2025-03-12		TIME SAMPLED (HH/MM) 18:29		MATRIX BULK	
RELINQUISHED BY: (Signature/Print) Sid Gohil		DATE: (YYYY/MM/DD) 2025-03-12		TIME: (HH/MM) 18:29		RECEIVED BY: (Signature/Print) Susan S...	

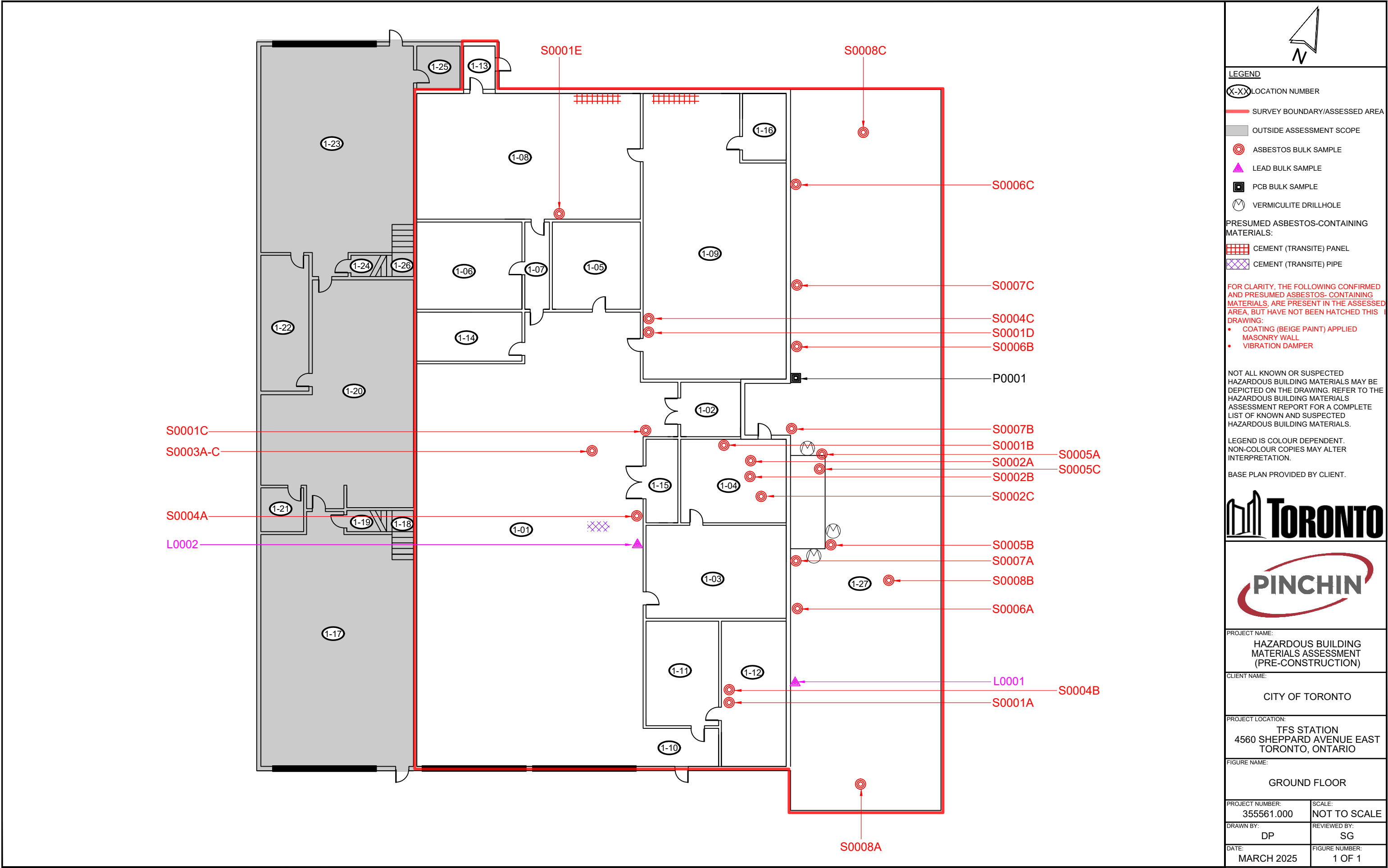
Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas' standard Terms and Conditions, acceptance of our terms available at <https://www.bvna.com/coc-terms-and-conditions>



NONT-2025-03-3039



**APPENDIX III**  
**Drawings**



**APPENDIX IV**  
**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%

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

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

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

## **1.2 Lead**

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

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

Analytical results were compared to the following criteria.

<b>Jurisdiction*</b>	<b>Units (%)</b>	<b>Units (ppm) / (mg/kg)</b>
Ontario	0.009	90

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.

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