March 27, 2026

Hamilton-Wentworth District School Board
20 Education Court,
Hamilton, Ontario L9A 0B9

Re: **Hazardous Building Materials Assessment (Preconstruction)**
Dust Collector Replacement Project
Waterdown District Highschool, 215 Parkside Drive, Waterdown, ON
Pinchin File: 368258.006

HWDSB (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of the Waterdown District Highschool located at 215 Parkside Drive, Waterdown, ON.

Pinchin performed the assessment on March 18, 2026. The assessor was unaccompanied during the assessment. The assessed area was unoccupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation. The proposed work as identified by the Client includes replacement of the dust collector system within the Construction Shop, Room 1137.

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.

1.0 SUMMARY OF FINDINGS

- No asbestos-containing materials were identified.
- No lead-containing paints and coatings were identified in the assessed area.
  - Low level lead is present on metal window trim on the Exterior of the 1991 section of the building (Location 19); however, this paint is not present in the assessed area and is not anticipated to be disturbed during the planned work.
- Crystalline silica is present in concrete and other materials such as masonry and mortar, and asphalt.
- Mercury vapour is present in lamp tubes.
- Based on the age of the building (post-1985), PCBs are not suspected to be present.
- Visible mould growth and water damage was not found during the assessment.

2.0 RECOMMENDATIONS

2.1 General

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.

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

Update the asbestos inventory with relevant findings in this report.

2.2 Remedial Work

Remedial work is not required.

2.3 Project Work

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

2.3.1 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.

2.3.2 Mercury

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

3.0 BACKGROUND INFORMATION

3.1 Assessed Area Description Summary

Description Item	Details
Building Use	High School
Floors Above Grade	1
Floors Below Grade	0
Total Area (square feet)	The assessed area is approximately 2,400 square feet.
Year of Construction	1991
Additions	1997

Description Item	Details
Structure	Concrete and structural steel
Exterior Cladding	Masonry
HVAC	Forced air
Roof	N/A
Flooring	Concrete
Wall and Ceiling Finishes	Concrete block and masonry

3.2 Existing Reports

3.2.1 Review of Previous Reports

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

1. “Hazardous Building Materials Assessment - Waterdown DHS 215 Parkside Dr HWDSB”, March 26,2026. Prepared by Pinchin Ltd., File No 368258.004.

4.0 FINDINGS

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

4.1 Asbestos

The following table summarizes the materials evaluated for asbestos in the assessed area. 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.

Sample Number	Material Description	Type of Asbestos	Confirmed Hazard	Total Quantity Present	Material Specific Notes
S0011 ABC	Other | Caulking | White	None Detected	No	100 %	
S0013 ABC	Duct | Mastic | Grey	None Detected	No	50 LF	
S0014 ABC	Duct | Mastic | Black on sawdust collector	None Detected	No	25 LF	
S0015 ABC	Duct | Mastic | Red on sawdust collector	None Detected	No	30 LF	
S0016 ABC	Duct | Caulking | White	None Detected	No	30 LF	
S0017	Other | Putty | Butyl	None Detected	No	15 LF	

ABC	sealant				
S0018 ABC	Other | Door | Light brown	None Detected	No	20 LF	
V0000	Other | Silicone	None	No	N/A	
V0000	Wall | Vermiculite Investigation	None	No	N/A	1

Material Specific Notes:

1. Destructive testing was conducted of masonry block walls, including creating penetrations at two locations. The locations of destructive testing have been indicated on the drawings in Appendix I. Loose fill vermiculite was not observed within the cavities.

General Notes:

Materials identified as Sample Number V0000 were determined to be non-asbestos based on the manufacture date and known end of use of asbestos in these products.

4.1.1 Excluded Asbestos Materials

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

- Roofing felts and tar, mastics
- Electrical components
- Mechanical packing, ropes, and gaskets
- Vermiculite, where not investigated to accommodate the planned project
- Adhesives and duct mastics, where not sampled to accommodate the planned project
- Caulking and putties, where not sampled to accommodate the planned project
- Soffit and fascia boards
- Fire resistant doors
- Vibration dampers on HVAC equipment
- Sealants on pipe threads

4.2 Lead

Refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI for details on locations, condition and approximate quantities on paints sampled and their locations.

The following table summarizes the analytical results of paints sampled.

Sample Number	Material Description	Concentration	Confirmed Hazard	Total Quantity Present	Material Specific Notes
V0009	Other | Metal | Window trim	0.017%	No	100 %	1
L0010	Duct | Metal | Cream on dust collector	0.0014%	No	175 SF	
L0011	Wall | Masonry | Green	0.00054%	No	600 SF	
L0012	Mechanical Equipment | Metal | Blue on sawdust collector	0.0029%	No	240 SF	
L0013	Wall | Masonry | Salmon	0.00066%	No	600 SF	
L0014	Duct | Metal | Green	0.0058%	No	20 SF	
L0015	Duct | Metal | Salmon	0.0010%	No	20 SF	
L0016	Floor | Concrete (poured) | Grey	0.0019%	No	2,325 SF	
L0017	Other | Metal | Blue on door	0.0010%	No	50 SF	

Material Specific Notes:

1. Low level lead is present on metal window trim on the Exterior of the 1991 section of the building (Location 19); however, this paint is not present in the assessed area and is not anticipated to be disturbed during the planned work.

General Notes:

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.

Paints containing lead less than 0.009% (90 mg/kg) are assumed to be insignificant relating to potential exposure from construction disturbance.

4.2.1 Excluded Lead Materials

Lead may be present in a number of materials which were not assessed and/or sampled. The following materials, where found, should be considered to contain lead.

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

4.3 Silica

Crystalline silica is a presumed component of the following materials:

- Poured and pre-cast concrete
- Masonry and mortar
- Asphalt

4.4 Mercury

Refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI for details on mercury-containing products including their locations and quantities.

Sample Number	Material Description	Confirmed Hazard	Total Quantity Present	Material Specific Notes
V9500	Mercury Vapour Lamp	Yes	138 EA	

General Notes:

Items identified as Sample Number V9500 were observed to be present but could not be definitively determined to contain mercury (e.g., inaccessible lamps and thermostats).

4.5 Polychlorinated Biphenyls

Based on the age of the building (post-1985), PCBs are not suspected to be present.

4.6 Mould and Water Damage

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

5.0 METHODOLOGY

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

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls
- Mould and Water Damage

Arsenic, acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride monomer are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment.

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

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.

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

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

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

6.0 REFERENCES

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

Ontario

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.

All jurisdictions

1. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
2. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.

3. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
4. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.

7.0 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.

8.0 CLOSURE

The data presented in the appendices is prepared by Pinchin's Hazardous Materials Inventory System (HMIS). The information contained within this report was current at the time of this report issue, and is provided as a summary; however, HMIS should be accessed for the most current data.

Contact the Project Manager, Jessica Cozzitorto at 289.925.8543 or jcozzitorto@pinchin.com should you have any questions.

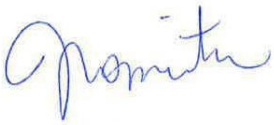
Sincerely,

Pinchin Ltd.

Prepared by:

Jonah Thompson
Project Technologist

Project Managed by:



Jessica, Cozzitorto, C. Tech.
Team Leader

Reviewed by:

Michael Maiorana, B.A. Tech., C.E.T.
Operations Manager, London Office

Encl:

	APPENDIX I	Drawings
	APPENDIX II-A	Asbestos Analytical Certificates
	APPENDIX II-B	Lead Analytical Certificates
	APPENDIX III	Methodology
	APPENDIX IV	Location Summary Report
	APPENDIX V	Hazardous Materials Summary Report / Sample Log
	APPENDIX VI	All Data Report
	APPENDIX VII	Photographs

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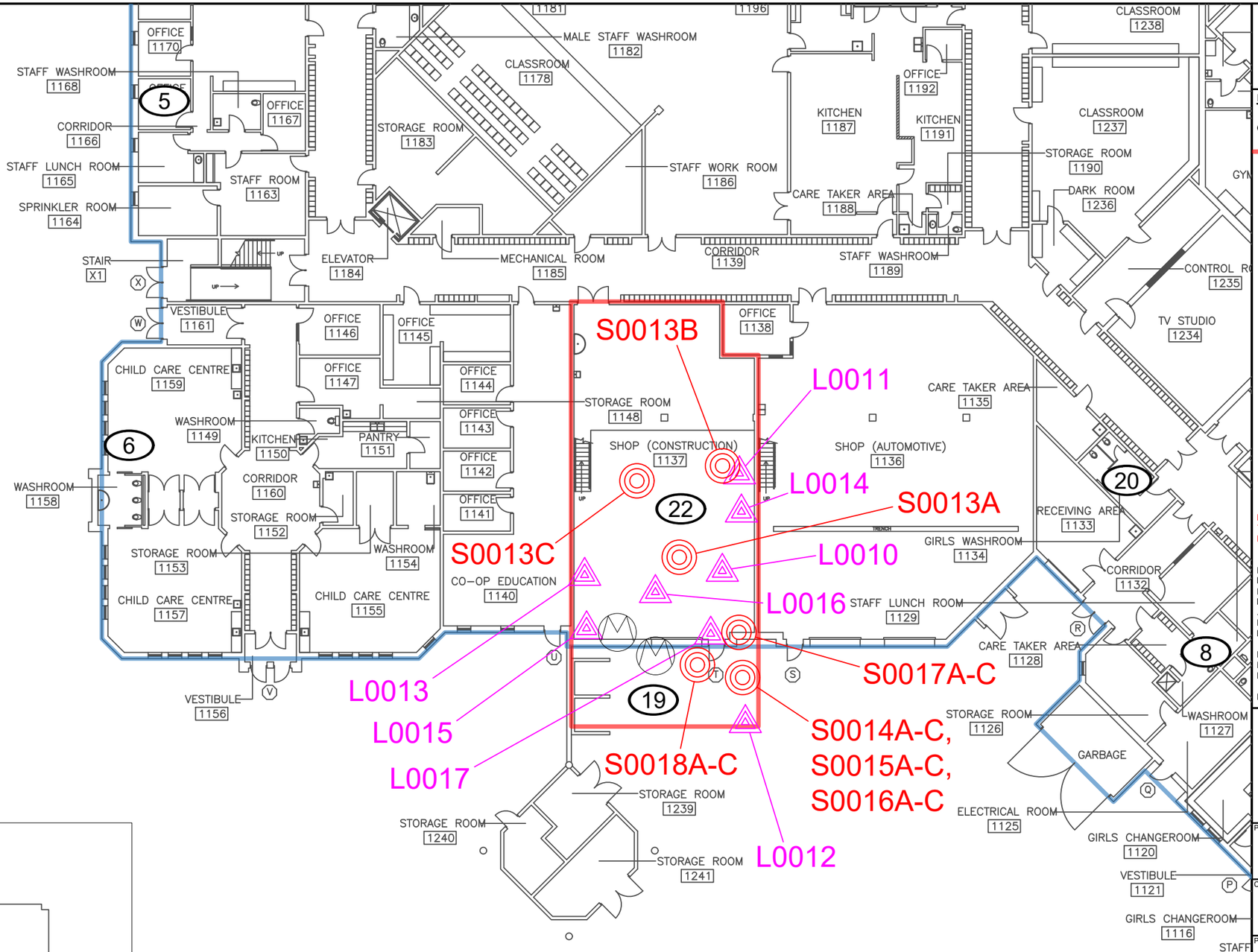
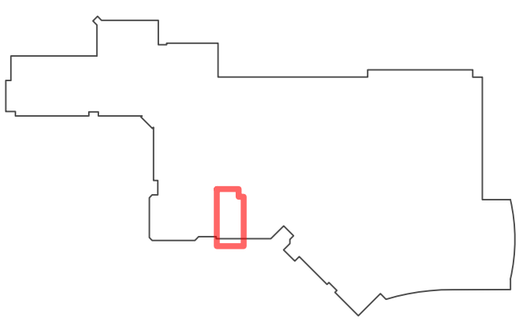
Template: Master Template HBMA PreConstruction, HMIS, HAZ, August 15, 2024

APPENDIX I
Drawings

PHASE A - 1991 ORIGINAL
PHASE B - 1997 ADDITION



KEY PLAN



LEGEND

- PINCHIN LOCATION NUMBER
- ASSESSED AREA
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- VERMICULITE DRILLHOLE

NOTE: ONLY SAMPLES COLLECTED DURING THIS ASSESSMENT ARE SHOWN ON THE DRAWING.

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

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

BASE PLAN PROVIDED BY CLIENT.

PINCHIN

PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD

PROJECT LOCATION:
WATERDOWN DHS
215 PARKSIDE DRIVE,
WATERDOWN, ONTARIO

FIGURE NAME:
FIRST FLOOR

PROJECT NUMBER:	SCALE:
368258.006	NOT TO SCALE
DRAWN BY: ML	REVIEWED BY:
DATE: MARCH 2026	FIGURE NUMBER: 1 OF 1

APPENDIX II-A
Asbestos Analytical Certificates

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.:	**0368258.006**		
Prepared For:	**B. Weir / J. Cozzitorto**		
Lab Reference No.:	**b359298**		
Analyst(s):	**M. Himmelman**		
Date Received:	**March 19, 2026**	**Samples Submitted:**	**18**
Date Analyzed:	**March 25, 2026**	**Phases Analyzed:**	**18**

The Pinchin Ltd. Dartmouth asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 201032-0) 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.

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.

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: **0368258.006**
Prepared For: **B. Weir / J. Cozzitorto**

Lab Reference No.: **b359298**
Date Analyzed: **March 25, 2026**

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0013A Duct, Mastic, Grey, Loc:22, Construction Shop	Homogeneous, grey, mastic material.	None Detected	Non-Fibrous Material > 75%
S0013B Duct, Mastic, Grey, Loc:22, Construction Shop	Homogeneous, grey, mastic material.	None Detected	Non-Fibrous Material > 75%
S0013C Duct, Mastic, Grey, Loc:22, Construction Shop	Homogeneous, grey, mastic material.	None Detected	Non-Fibrous Material > 75%
S0014A Duct, Mastic, Black On Sawdust Collector, Loc:19, Exterior 1991	Homogeneous, black, mastic material.	None Detected	Non-Fibrous Material > 75%
S0014B Duct, Mastic, Black On Sawdust Collector, Loc:19, Exterior 1991	Homogeneous, black, mastic material.	None Detected	Non-Fibrous Material > 75%
S0014C Duct, Mastic, Black On Sawdust Collector, Loc:19, Exterior 1991	Homogeneous, black, mastic material.	None Detected	Non-Fibrous Material > 75%
S0015A Duct, Mastic, Red On Sawdust Collector, Loc:19, Exterior 1991	Homogeneous, red, mastic material.	None Detected	Non-Fibrous Material > 75%
S0015B Duct, Mastic, Red On Sawdust Collector, Loc:19, Exterior 1991	Homogeneous, red, mastic material.	None Detected	Non-Fibrous Material > 75%
S0015C Duct, Mastic, Red On Sawdust Collector, Loc:19, Exterior 1991	Homogeneous, red, mastic material.	None Detected	Non-Fibrous Material > 75%

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: **0368258.006**
Prepared For: **B. Weir / J. Cozzitorto**

Lab Reference No.: **b359298**
Date Analyzed: **March 25, 2026**

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0016A Duct, Caulking, White, Loc:19, Exterior 1991	Homogeneous, yellow, caulking material.	None Detected	Non-Fibrous Material > 75%
S0016B Duct, Caulking, White, Loc:19, Exterior 1991	Homogeneous, yellow, caulking material.	None Detected	Non-Fibrous Material > 75%
S0016C Duct, Caulking, White, Loc:19, Exterior 1991	Homogeneous, yellow, caulking material.	None Detected	Non-Fibrous Material > 75%
S0017A Window, Putty, Butyl Sealant, Loc:22, Construction Shop	Homogeneous, black, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
S0017B Window, Putty, Butyl Sealant, Loc:22, Construction Shop	Homogeneous, black, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
S0017C Window, Putty, Butyl Sealant, Loc:22, Construction Shop	Homogeneous, black, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
S0018A DoorLight Brown, Loc:19, Exterior 1991	Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
S0018B DoorLight Brown, Loc:19, Exterior 1991	Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
S0018C DoorLight Brown, Loc:19, Exterior 1991	Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%

Reviewed by: **Reporting Analyst:**

Analyzed By: MH

Reviewed By: _____

Report Sent By: _____

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

Special Instructions:

Client Name:				**Project Address:**	ON	
Portfolio/Building No:				**Pinchin File:**	368258.006	
Submitted by:	Ben Weir			**Email:**	bweir@pinchin.com	
CC Email:	Jessica Cozzitorto			**CC Email:**	jcozzitorto@pinchin.com	
Date Submitted:	March	18	2026	**Required by:**	March	26	2026
# of Samples:	18			**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 #:				161870/202621875024098			

To be Completed by Lab Personnel Only:

Lab Reference #:	b359298		**Time:**	24 hour clock	
Received by:	R. Janssen MAR 19 2026		**Date:**	Month	Day	Year
Name(s) of Analyst(s):	MHimmelman				

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)	
S	0013	A	Duct,Mastic,Grey,Loc:22,Construction Shop	ND
S	0013	B	Duct,Mastic,Grey,Loc:22,Construction Shop	ND
S	0013	C	Duct,Mastic,Grey,Loc:22,Construction Shop	ND
S	0014	A	Duct,Mastic,Black On Sawdust Collector,Loc:19,Exterior 1991	ND
S	0014	B	Duct,Mastic,Black On Sawdust Collector,Loc:19,Exterior 1991	ND
S	0014	C	Duct,Mastic,Black On Sawdust Collector,Loc:19,Exterior 1991	ND

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)	
S	0015	A	Duct,Mastic,Red On Sawdust Collector,Loc:19,Exterior 1991	ND
S	0015	B	Duct,Mastic,Red On Sawdust Collector,Loc:19,Exterior 1991	ND
S	0015	C	Duct,Mastic,Red On Sawdust Collector,Loc:19,Exterior 1991	ND
S	0016	A	Duct,Caulking,White,Loc:19,Exterior 1991	ND
S	0016	B	Duct,Caulking,White,Loc:19,Exterior 1991	ND
S	0016	C	Duct,Caulking,White,Loc:19,Exterior 1991	ND
S	0017	A	Window,Putty,Butyl Sealant,Loc:22,Construction Shop	ND
S	0017	B	Window,Putty,Butyl Sealant,Loc:22,Construction Shop	ND
S	0017	C	Window,Putty,Butyl Sealant,Loc:22,Construction Shop	ND
S	0018	A	DoorLight Brown,Loc:19,Exterior 1991	ND
S	0018	B	DoorLight Brown,Loc:19,Exterior 1991	ND
S	0018	C	DoorLight Brown,Loc:19,Exterior 1991	ND

APPENDIX II-B
Lead Analytical Certificates

Your Project #: 368258.006
Your C.O.C. #: NA

Attention: Jessica Cozzitorto

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

Report Date: 2026/03/26
Report #: R8714711
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C628512
Received: 2026/03/19, 14:13

Sample Matrix: Bulk
Samples Received: 8

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Metals in Paint	8	2026/03/25	2026/03/25	CAM SOP-00408	EPA 6010D m

Remarks:

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

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

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

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

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

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

Your Project #: 368258.006
Your C.O.C. #: NA

Attention: Jessica Cozzitorto

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

Report Date: 2026/03/26
Report #: R8714711
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C628512
Received: 2026/03/19, 14:13

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Elora Di Bratto, Project Manager
Email: Elora.Di-Bratto@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 Job #: C628512
Report Date: 2026/03/26

Pinchin Ltd
Client Project #: 368258.006
Sampler Initials: BW

ELEMENTS BY ATOMIC SPECTROSCOPY (BULK)

Bureau Veritas ID		BAYH16		BAYH17			
Sampling Date		2026/03/18		2026/03/18			
COC Number		NA		NA			
	UNITS	L0010, DUCT, METAL, CREAM ON DUST COLLECTOR, LOC: 22 CONSTRUCTION SHOP	QC Batch	L0011, WALL, MASONRY, GREEN, LOC:22, CONSTRUCTION SHOP	RDL	MDL	QC Batch
Metals							
Lead (Pb)	%	0.0014	A121334	0.00054	0.00010	0.000030	A121271

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		BAYH18			BAYH19			
Sampling Date		2026/03/18			2026/03/18			
COC Number		NA			NA			
	UNITS	L0012, MECHANICAL EQUIPMENT, METAL, BLUE ON SAWDUST COLLE	RDL	MDL	L0013, WALL, MASONRY, SALMON, LOC:22, CONSTRUCTION SHOP	RDL	MDL	QC Batch
Metals								
Lead (Pb)	%	0.0029	0.00013	0.000039	0.00066	0.00010	0.000030	A121271

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		BAYH20			BAYH21			
Sampling Date		2026/03/18			2026/03/18			
COC Number		NA			NA			
	UNITS	L0014, DUCT, METAL, GREEN, LOC:22, CONSTRUCTION SHOP	RDL	MDL	L0015, DUCT, METAL, SALMON, LOC:22, CONSTRUCTION SHOP	RDL	MDL	QC Batch
Metals								
Lead (Pb)	%	0.0058	0.00013	0.000039	0.0010	0.00015	0.000045	A121334

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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ELEMENTS BY ATOMIC SPECTROSCOPY (BULK)

Bureau Veritas ID		BAYH22			BAYH23			
Sampling Date		2026/03/18			2026/03/18			
COC Number		NA			NA			
	UNITS	L0016, FLOOR, CONCRETE (POURED) , GREY, LOC: 22, CONSTRUCTION SHOP	RDL	MDL	L0017, OTHER, METAL, BLUE ON DOOR, LOC:22, CONSTRUCTION SHOP	RDL	MDL	QC Batch
Metals								
Lead (Pb)	%	0.0019	0.0010	0.00030	0.0010	0.00017	0.000051	A121334

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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TEST SUMMARY

Bureau Veritas ID: BAYH16 **Collected:** 2026/03/18
Sample ID: L0010, DUCT, METAL, CREAM ON DUST COLLECTOR, LOC: 22 CONSTRUCTION SHOP **Shipped:**
Matrix: Bulk **Received:** 2026/03/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	A121334	2026/03/25	2026/03/25	Japneet Gill

Bureau Veritas ID: BAYH17 **Collected:** 2026/03/18
Sample ID: L0011, WALL, MASONRY, GREEN, LOC:22, CONSTRUCTION SHOP **Shipped:**
Matrix: Bulk **Received:** 2026/03/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	A121271	2026/03/25	2026/03/25	Medhat Nasr

Bureau Veritas ID: BAYH18 **Collected:** 2026/03/18
Sample ID: L0012, MECHANICAL EQUIPMENT, METAL, BLUE ON SAWDUST COLLE **Shipped:**
Matrix: Bulk **Received:** 2026/03/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	A121271	2026/03/25	2026/03/25	Medhat Nasr

Bureau Veritas ID: BAYH19 **Collected:** 2026/03/18
Sample ID: L0013, WALL, MASONRY, SALMON, LOC:22, CONSTRUCTION SHOP **Shipped:**
Matrix: Bulk **Received:** 2026/03/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	A121271	2026/03/25	2026/03/25	Medhat Nasr

Bureau Veritas ID: BAYH20 **Collected:** 2026/03/18
Sample ID: L0014, DUCT, METAL, GREEN, LOC:22, CONSTRUCTION SHOP **Shipped:**
Matrix: Bulk **Received:** 2026/03/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	A121334	2026/03/25	2026/03/25	Japneet Gill

Bureau Veritas ID: BAYH21 **Collected:** 2026/03/18
Sample ID: L0015, DUCT, METAL, SALMON, LOC:22, CONSTRUCTION SHOP **Shipped:**
Matrix: Bulk **Received:** 2026/03/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	A121334	2026/03/25	2026/03/25	Japneet Gill

Bureau Veritas ID: BAYH22 **Collected:** 2026/03/18
Sample ID: L0016, FLOOR, CONCRETE (POURED) , GREY, LOC: 22, CONSTRUCTION SHOP **Shipped:**
Matrix: Bulk **Received:** 2026/03/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	A121334	2026/03/25	2026/03/25	Japneet Gill

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Bureau Veritas Job #: C628512
Report Date: 2026/03/26

Pinchin Ltd
Client Project #: 368258.006
Sampler Initials: BW

TEST SUMMARY

Bureau Veritas ID: BAYH23
Sample ID: L0017, OTHER, METAL, BLUE ON DOOR, LOC:22, CONSTRUCTION SHOP
Matrix: Bulk

Collected: 2026/03/18
Shipped:
Received: 2026/03/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Metals in Paint	ICP	A121334	2026/03/25	2026/03/25	Japneet Gill

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GENERAL COMMENTS

Sample BAYH18 [L0012, MECHANICAL EQUIPMENT, METAL, BLUE ON SAWDUST COLLE] : 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 BAYH20 [L0014, DUCT, METAL, GREEN, LOC:22, CONSTRUCTION SHOP] : 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 BAYH21 [L0015, DUCT, METAL, SALMON, LOC:22, CONSTRUCTION SHOP] : 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 BAYH22 [L0016, FLOOR, CONCRETE (POURED) , GREY, LOC: 22, CONSTRUCTION SHOP] : Metals Analysis: Due to the sample matrix, sample required dilution. Detection limit was adjusted accordingly.

Sample BAYH23 [L0017, OTHER, METAL, BLUE ON DOOR, LOC:22, CONSTRUCTION SHOP] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Method Blank		QC Standard	
QC Batch	**Parameter**	**Date**	**Value**	**UNITS**	**% Recovery**	**QC Limits**
A121271	Lead (Pb)	2026/03/25	<0.00010	%	103	75 - 125
A121334	Lead (Pb)	2026/03/25	<0.00010	%	103	75 - 125

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.

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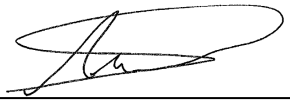
Bureau Veritas Job #: C628512
Report Date: 2026/03/26

Pinchin Ltd
Client Project #: 368258.006
Sampler Initials: BW

VALIDATION SIGNATURE PAGE

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



Arabee Pereira, Consulting Scientist

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.

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C628512
2026/03/19 14:13

BUREAU VERITAS

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Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266
CAM FCD-01191/6

CHAIN OF CUSTODY RECORD

Page ____ of ____

Invoice Information	Report Information (if differs from invoice)	Project Information (where applicable)	Turnaround Time (TAT) Required
Company Name: Pinchin Ltd.	Company Name:	Quotation #:	[x] Regular TAT (5-7 days) Most analyses
Contact Name: Ben Weir Jessica Cozzitorto	Contact Name:	P.O. #/ AFE#:	PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS
Address:	Address:	Project #: 368258.006	Rush TAT (Surcharges will be applied)
		Site Location:	[ ] 1 Day [ ] 2 Days [ ] 3-4 Days
Phone: Fax:	Phone: Fax:	Site #:	
Email: bweir@pinchin.com jcozzitorto@pinchin.com	Email:	Site Location Province: ON	Date Required: #### 2026-03-26
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY		Sampled By: Ben Weir	Rush Confirmation #:

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

Include Criteria on Certificate of Analysis: Y / N

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

Analysis Requested

SAMPLE IDENTIFICATION	DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH:MM)	MATRIX	# OF CONTAINERS SUBMITTED	FIELD FILTERED (CIRCLE) Metals / Hg / CrVI	BTEX/ PHC F1	PHCs F2 - F4	VOCs	REG 153 METALS & INORGANICS	REG 153 ICPMS METALS	REG 153 METALS (Hg, Cr VI, ICPMS Metals, HWS - B)	Lead (Pb) in Paints	PCBs							HOLD- DO NOT ANALYZE
L0010, Duct, Metal, Cream On Dust Collector,Loc:22,Constru	2026-03-18		BULK									x								
L0011, Wall, Masonry, Green,Loc:22,Construction Shop	2026-03-18		BULK									x								
L0012, Mechanical Equipment, Metal, Blue On Sawdust Colle	2026-03-18		BULK									x								
L0013, Wall, Masonry, Salmon,Loc:22,Construction Shop	2026-03-18		BULK									x								
L0014, Duct, Metal, Green,Loc:22,Construction Shop	2026-03-18		BULK									x								
L0015, Duct, Metal, Salmon,Loc:22,Construction Shop	2026-03-18		BULK									x								
L0016, Floor, Concrete (poured), Grey,Loc:22,Construction S	2026-03-18		BULK									x								
L0017, Other, Metal, Blue On Door,Loc:22,Construction Shop	2026-03-18		BULK									x								

LABORATORY USE ONLY

CUSTODY SEAL Y / (N)		COOLER TEMPERATURES
Present	Intact	
		NA

COOLING MEDIA PRESENT: Y / (N)

COMMENTS

NONT-2026-03-3395

RELINQUISHED BY: (Signature/Print)	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	RECEIVED BY: (Signature/Print)	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	BV JOB # A0S2026031K
Ben Weir	2026-03-18		AO ANMOL/REFTSINGH	2026/03/19	~~15:00~~ 14:13	

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.

The following methodologies appropriate to each hazardous building material were applied where those materials were included in the scope of work.

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, Prince Edward Island, Newfoundland and Labrador	1%	1%
Yukon, Nunavut, 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 to determine any remedial work based on the Evaluation Criteria and Basis of Recommendations presented in Annex A.

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 regulated or industry accepted methods, including flame atomic absorption or inductively coupled plasma.

[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.

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, 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 and Saskatchewan occupational health and safety regulations do not numerically define what would be considered a lead-containing paint or coating, however the Surface Coating Materials Regulation criteria of 0.009% (90 ppm) is referenced.

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

Based on the age of the building (post-1985), PCBs are not suspected to be present.

1.6 Visible Mould

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

APPENDIX IV
Location Summary Report

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

LOCATIONS LIST

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:Hamilton-Wentworth District School Board **Site: 215 Parkside Drive, Waterdown, ON**
Building Name: Waterdown District Highschool
Survey Date: 2026-03-18 **Last Re-Assessment:**
Building Phases: A: 1991 , B: 1997

Location No.	Name or Description	Area ft²	Floor No.	Bldg. Phase	Notes
19	Exterior 1991	0		A	
22	Construction Shop, room no. 1137	2325	1	A	

APPENDIX V
Hazardous Materials Summary Report / Sample Log

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

HAZARDOUS MATERIALS SUMMARY / SAMPLE LOG

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:Hamilton-Wentworth District School Board **Site: 215 Parkside Drive, Waterdown, ON** **Building Name: Waterdown District Highschool** **Survey Date: 2026-03-18**

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0011 ABC	Other | Window | Caulking | White	19	A	0	0	0	100	None Detected	No	
Asbestos	S0013 ABC	Duct | | Mastic | Grey	22	A	50	0	0	0	None Detected	No	
Asbestos	S0014 ABC	Duct | | Mastic | Black On Sawdust Collector	19	A	25	0	0	0	None Detected	No	
Asbestos	S0015 ABC	Duct | | Mastic | Red On Sawdust Collector	19	A	30	0	0	0	None Detected	No	
Asbestos	S0016 ABC	Duct | | Caulking | White	19	A	30	0	0	0	None Detected	No	
Asbestos	S0017 ABC	Other | Window | Putty | Butyl Sealant	22	A	15	0	0	0	None Detected	No	
Asbestos	S0018 ABC	Other | Door | Caulking | Light Brown	19	A	20	0	0	0	None Detected	No	
Asbestos	V0000	Other | Window | Silicone | Caulking	19	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | | Vermiculite Investigation |	19,22	A	0	0	0	0	Non Asbestos	No	
Paint	V0009	Other | Metal | Window Trim	19	A	0	0	0	100		Lead (Low)	-
Paint	L0010	Duct | Metal | Cream On Dust Collector	22	A	0	175	0	0		No	-
Paint	L0011	Wall | Masonry | Green	22	A	0	600	0	0		No	-
Paint	L0012	Mechanical Equipment | Metal | Blue On Sawdust Collector	19	A	0	240	0	0		No	-
Paint	L0013	Wall | Masonry | Salmon	22	A	0	600	0	0		No	-
Paint	L0014	Duct | Metal | Green	22	A	0	20	0	0		No	-
Paint	L0015	Duct | Metal | Salmon	22	A	0	20	0	0		No	-
Paint	L0016	Floor | Concrete (poured) | Grey	22	A	0	2325	0	0		No	-
Paint	L0017	Other | Metal | Blue On Door	22	A	0	50	0	0		No	-
Hg	V9500	Mercury Vapour Lamp	22	A	0	0	138	0	Presumed Hg	Yes	-

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
V####	Material visually similar to numbered sample collected
V0000	Known non Hazardous Material
V9000	Material is visually identified as Hazardous Material
V9500	Material is presumed to be Hazardous Material
[Loc. No.]	Abated Material

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage

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

APPENDIX VI
All Data Report

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

ALL DATA REPORT

PINCHIN
1.855.PINCHIN www.pinchin.com

Client: Hamilton-Wentworth District School Board **Site: Schools** **Building Name: Waterdown District Highschool**
Location: #19 : Exterior 1991 **Floor:** **Room #:** **Area (sqft): 0**
Survey Date: 2026-03-18 **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
Duct		Caulking, White			A	Y		30			LF	S0016ABC	None Detected	N.D.	None	
Duct		Mastic, Black on sawdust collector			C	Y		25			LF	S0014ABC	None Detected	N.D.	None	
Duct		Mastic, Red on sawdust collector			C	Y		30			LF	S0015ABC	None Detected	N.D.	None	
Other	Door	Caulking, Light brown			A	Y		20			LF	S0018ABC	None Detected	N.D.	None	
Other	Window	Caulking, White			A	Y		100			%	S0011ABC	None Detected	N.D.	None	
Other	Window	Silicone, caulking			A	Y						V0000	Non-Asbestos		None	
Wall		Masonry			A	Y										
Wall		Metal			A	Y										
Wall		Vermiculite Investigation			D	N						V0000	Non-Asbestos		None	

Client: Hamilton-Wentworth District School Board **Site: Schools** **Building Name: Waterdown District Highschool**
Location: #19 : Exterior 1991 **Floor:** **Room #:** **Area (sqft): 0**
Survey Date: 2026-03-18 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Other	Metal	100		%	V0009	Window trim	Pb: 0.017 %	Lead (Low)
Mechanical Equipment	Metal	240		SF	L0012	Blue on sawdust collector	Pb: 0.0029 %	No

Client: Hamilton-Wentworth District School Board **Site: Schools** **Building Name: Waterdown District Highschool**
Location: #22 : Construction Shop **Floor: 1** **Room #: 1137** **Area (sqft): 2325**
Survey Date: 2026-03-18 **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	Not found															
Duct		Not Insulated			C	Y										
Duct		Mastic, Grey			C	Y		50			LF	S0013ABC	None Detected	N.D.	None	
Floor		Concrete (poured)			A	Y										
Mechanical Equipment		Not Insulated			A	Y										
Other	Window	Putty, Butyl sealant			C	Y		15			LF	S0017ABC	None Detected	N.D.	None	
Piping		Fibreglass			C	Y										
Structure	Beam deck joist	Steel			C	Y										
Wall		Concrete Block			A	Y										
Wall		Vermiculite Investigation			D	N						V0000	Non-Asbestos		None	

Client: Hamilton-Wentworth District School Board **Site: Schools** **Building Name: Waterdown District Highschool**
Location: #22 : Construction Shop **Floor: 1** **Room #: 1137** **Area (sqft): 2325**
Survey Date: 2026-03-18 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Duct	Metal	175		SF	L0010	Cream on dust collector	Pb: 0.0014 %	No
Wall	Masonry	600		SF	L0011	Green	Pb: 0.00054 %	No
Wall	Masonry	600		SF	L0013	Salmon	Pb: 0.00066 %	No
Duct	Metal	20		SF	L0014	Green	Pb: 0.0058 %	No
Duct	Metal	20		SF	L0015	Salmon	Pb: 0.0010 %	No
Floor	Concrete (poured)	2325		SF	L0016	Grey	Pb: 0.0019 %	No
Other	Metal	50		SF	L0017	Blue on door	Pb: 0.0010 %	No

Client: Hamilton-Wentworth District School Board **Site: Schools** **Building Name: Waterdown District Highschool**
Location: #22 : Construction Shop **Floor: 1** **Room #: 1137** **Area (sqft): 2325**
Survey Date: 2026-03-18 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Mercury Vapour Lamp	138	EA	V9500	Presumed Mercury

Legend:

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

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

Other	
A	Access
V	Visible
AP	Air Plenum
F	Friable material
NF	Non Friable material
PF	Potentially Friable material
Pb	Lead
Hg	Mercury
As	Arsenic
Cr	Chromium

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

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

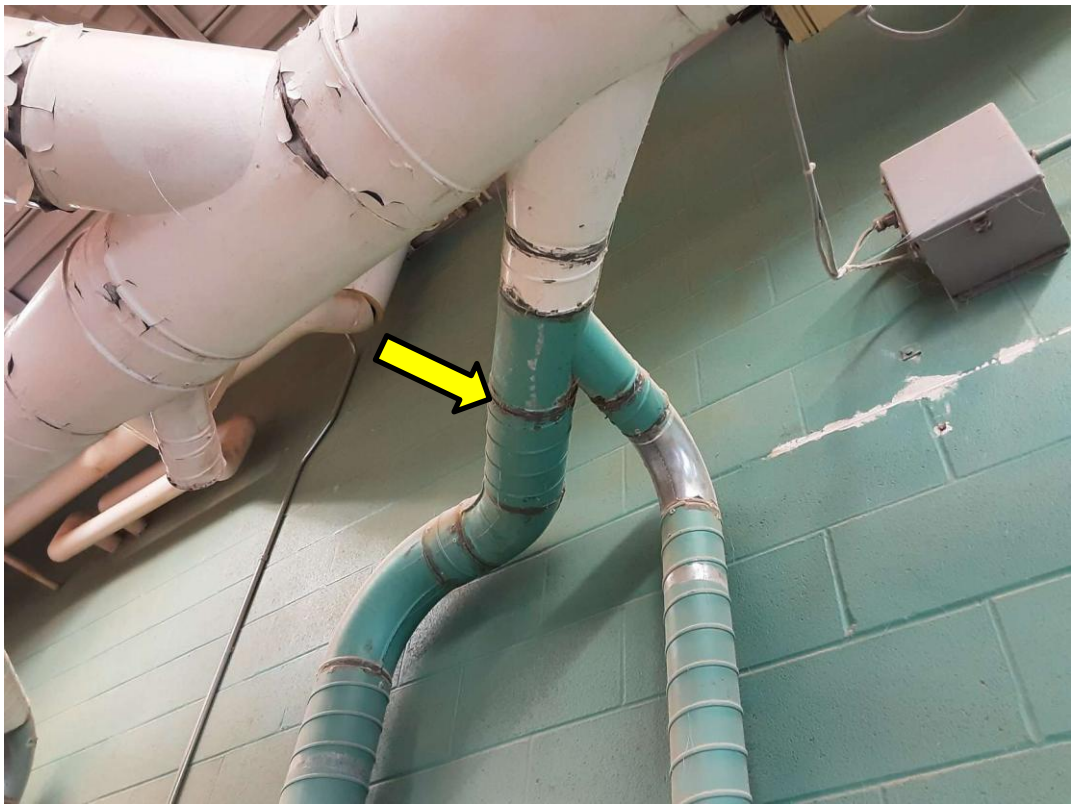
Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g.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

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

Colour Coding	
	The material is a hazardous material, either by analytical results or by visible identification.
	The material is presumed to be a hazardous material, based on visual appearance, and was not sampled due to limited access or the non-destructive nature of sampling.

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				

APPENDIX VII
Photographs



S0013A (None), Grey, Duct, Mastic, Construction Shop (Location #: 22)

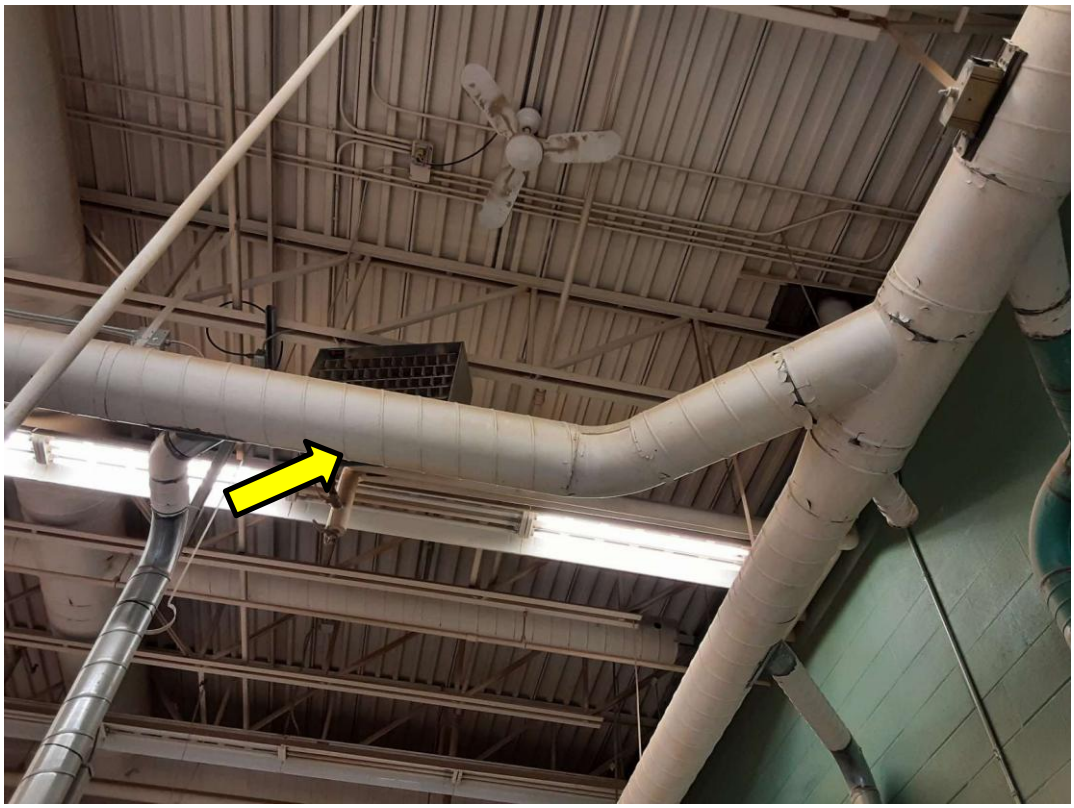
S0014A (None), Black on sawdust collector, Duct, Mastic, Exterior 1991 (Location #: 19)

S0015A (None), Red on sawdust collector, Duct, Mastic, Exterior 1991 (Location #: 19)

S0016A (None), White, Duct, Caulking, Exterior 1991 (Location #: 19)

S0017A (None), Butyl sealant, Other, Window, Putty, Construction Shop (Location #: 22)

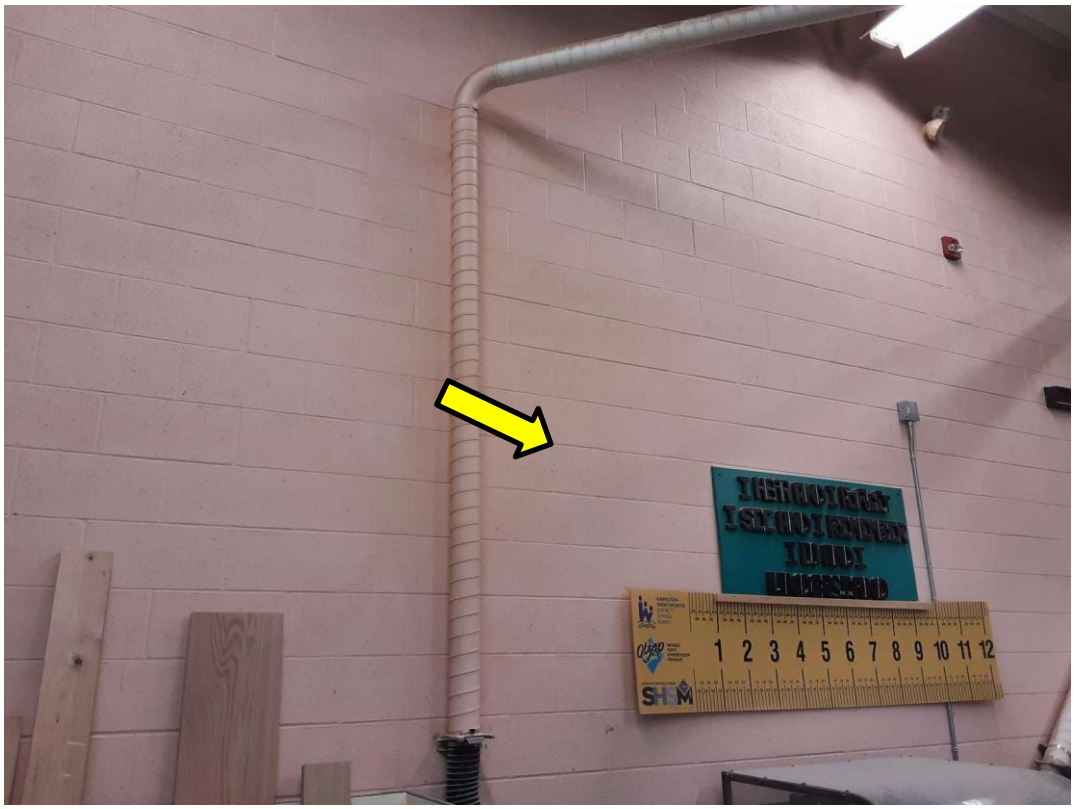
S0018A (None), Light brown, Other, Door, Caulking, Exterior 1991 (Location #: 19)



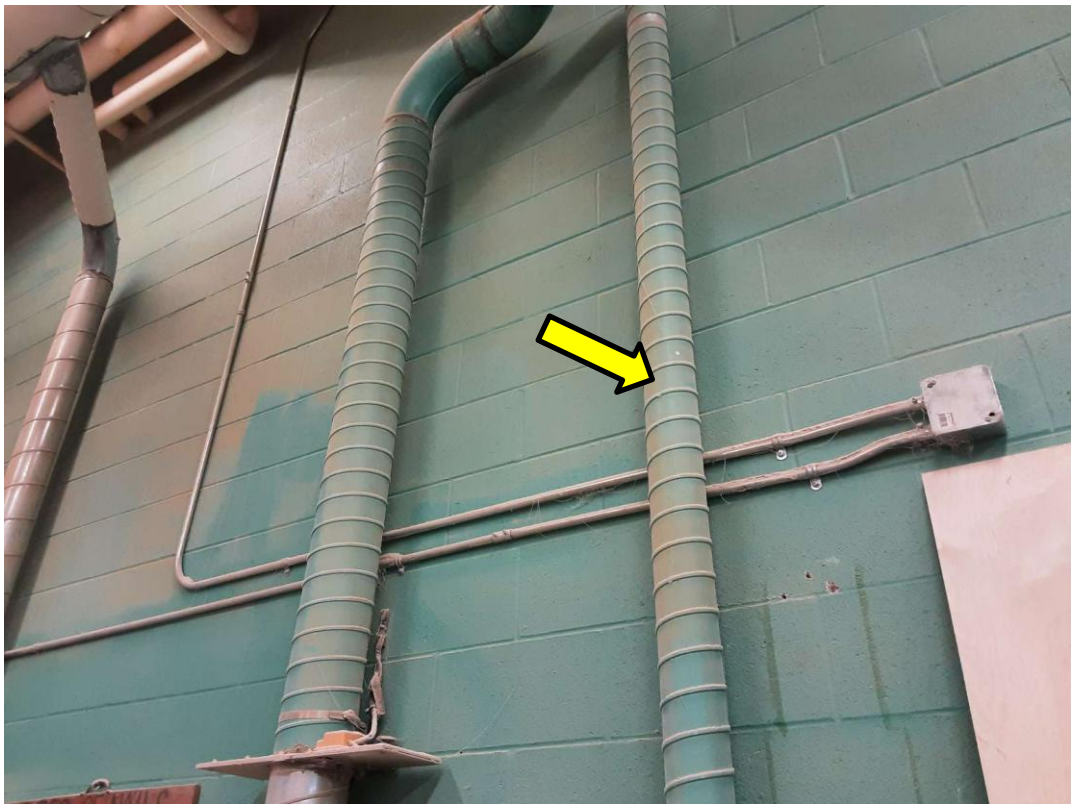
L0010(Lead, None), Cream on dust collector, Duct, Construction Shop (Location #: 22)

L0011(Lead, None), Green, Wall, Construction Shop (Location #: 22)

L0012(Lead, None) , Blue on sawdust collector, Mechanical Equipment, Exterior 1991 (Location #: 19)



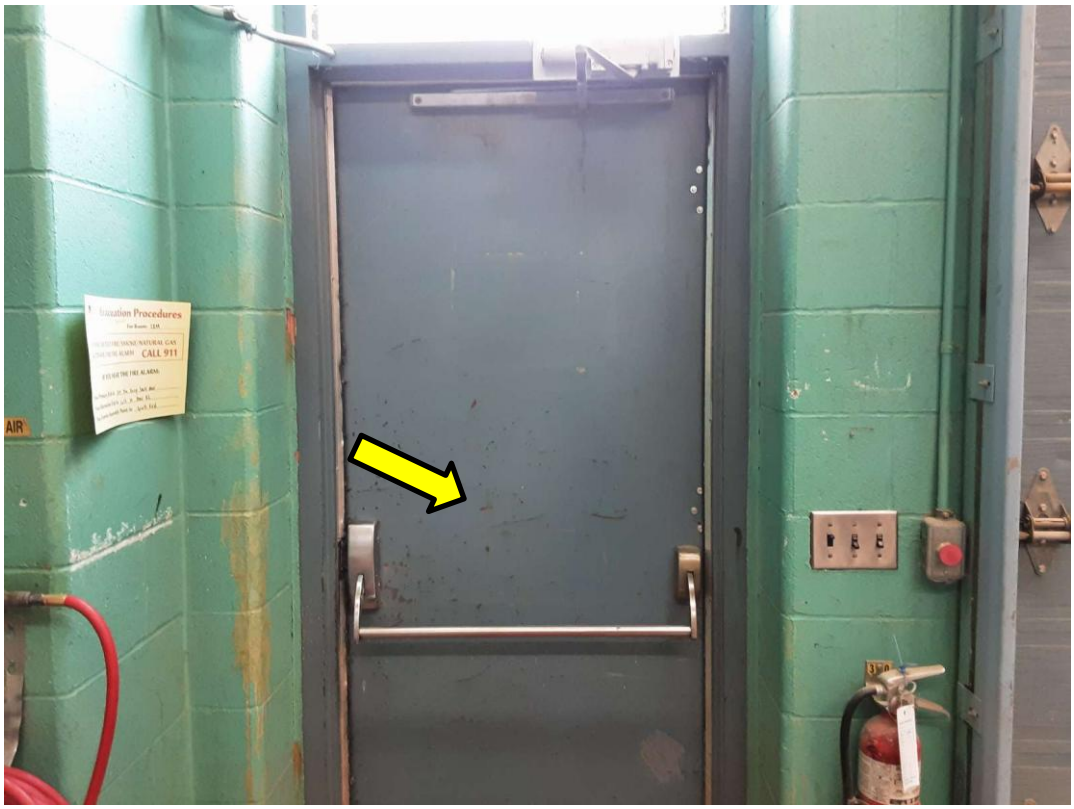
L0013(Lead, None), Salmon, Wall, Construction Shop (Location #: 22)



L0014(Lead, None), Green, Duct, Construction Shop (Location #: 22)

L0015(Lead, None), Salmon, Duct, Construction Shop (Location #: 22)

L0016(Lead, None), Grey, Floor, Construction Shop (Location #: 22)



L0017(Lead, None), Blue on door, Other, Construction Shop (Location #: 22)

Mercury, V9500(Presumed), Mercury Vapour Lamp, Construction Shop (Location #: 22)

Building Photo