
RFT 26-047 - Window Replacement at Bruce T . Lindley Public School

The following, issued by the Halton District School Board (HDSB) March 17, 2026, shall be incorporated in the specifications and shall form part of the proposal document for the above.

Question 1:

At the site meeting, it was noticed that most of the windows had the T-bar ceiling wall edge run across the head of the window. To be able to caulk the top of the window, this will need to be removed. And if the wall edge is fastened to the aluminum, it will need to be removed as part of the window demolition. Can HDSB confirm this will be part of the project scope, as it is not currently shown on the drawing details?

Response 1:

Yes, the associated costs for the removal, storage, re-installation and altering of the existing ceiling tiles and suspended ceiling system is to be included in the tendered pricing.

ATTACHED:

- Bidders are asked to review the attached Hazardous Building Materials Assessment (Pre-construction) document as drafted by Pinchin Ltd (65 pages).

RECEIPT OF ADDENDA MUST BE ACKNOWLEDGED ON THE FORM OF QUOTATION.

**PAGE 1 OF 66
END OF ADDENDUM 1**



Hazardous Building Materials Assessment (Pre-construction)

Window Replacement Project
Bruce T. Lindley Public School
2510 Cavendish Drive,
Burlington, Ontario

Prepared for:

Halton District School Board
2050 Guelph Line
Burlington, Ontario, L7P 5A8

March 17, 2026

Pinchin File: 368273.002



Issued to: Halton District School Board
Issued on: March 17, 2026
Pinchin File: 368273.002
Issuing Office: Hamilton, ON
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Author: _____
Joshua Park,
Project Technologist

Project Manager: _____
Stephen Holmquist,
Senior Project Manager

Reviewer: _____
Leslie Heywood, BEng Mgt
Senior Project Manager



EXECUTIVE SUMMARY

Halton District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Bruce T. Lindley Public School located at 2510 Cavendish Drive, Burlington, Ontario. Pinchin performed the assessment on February 13, 2026.

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 the replacement of all windows.

The results of this assessment are intended for use with a properly developed scope of work or performance specifications and safe work procedures.

SUMMARY OF FINDINGS

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

Asbestos:

- No asbestos-containing materials were observed within the work area.

Lead:

- Lead is present in paints and coatings.
- Other application such as solder, flashings, glazing or presumed items.

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

Mercury: Mercury containing devices were observed within the work area.

Polychlorinated Biphenyls (PCBs) PCBs are not present.

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



SUMMARY OF RECOMMENDATIONS

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

1. Conduct further investigation of all items and materials that were excluded from the scope or areas that were not assessed. Refer to detailed recommendations in Section 5.1.
2. Do not disturb suspected hazardous building materials discovered during the planned work, which have not been identified in this report and arrange for further evaluation and testing.
3. Remove and properly dispose of asbestos-containing materials prior to demolition or renovation activities.
4. Follow appropriate safe work procedures when handling or disturbing asbestos, lead, silica, and mould.

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



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1.0 INTRODUCTION AND SCOPE

Halton District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Bruce T. Lindley Public School located at 2510 Cavendish Drive, Burlington, Ontario.

Pinchin performed the assessment on February 13, 2026.

The assessor was unaccompanied during the assessment. The assessed area was occupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation.

The proposed work as identified by the Client include complete replacement of all windows.

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

1.1 Scope of Assessment

The **assessed area** is limited to the portion(s) of the building to be renovated, as described by the Client, and identified in the drawings in Appendix I.

The assessment was performed to establish the type of specified hazardous building materials, locations and approximate quantities incorporated in the structure(s) and its finishes.

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

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls (PCBs)
- Mould

The following Designated Substances are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment:

- Arsenic
- Acrylonitrile
- Benzene



- Coke oven emissions
- Ethylene oxide
- Isocyanates
- Vinyl chloride monomer

2.0 METHODOLOGY

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

The assessment included limited destructive testing of flooring was conducted where possible (under ceramic tiles, carpets, or multiple layers of flooring). Destructive testing of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted.

Limited destructive testing 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, refer to Appendix III.

3.0 BACKGROUND INFORMATION

3.1 Building Description

Description Item	Details
Use	Public School
Number of Floors	The building is 1 storey
Total Area	The assessed area is ~1,000 square feet
Year of Construction	The building was constructed in 1981
Structure	Concrete and steel
Exterior Cladding	Brick
HVAC	Not assessed
Roof	Not assessed
Flooring	Vinyl floor tiles
Interior Walls	Masonry block
Ceilings	Acoustic lay-in ceiling tiles

3.2 Existing Reports

No existing reports were provided for reference.

4.0 FINDINGS

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

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

4.1 Asbestos

4.1.1 Vermiculite

Destructive testing was conducted of a representative selection of masonry block walls, including creating penetrations at various locations (photos 1 and 2). The locations of destructive testing have been indicated on the drawings in Appendix I.

Loose fill vermiculite was not observed within the cavities.

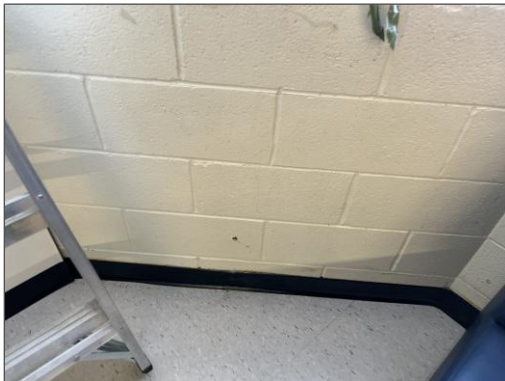



Photo 1



Photo 2




4.1.2 Acoustic Ceiling Tiles

The following is a summary of acoustic ceiling tiles sampled.

Description	Sample Location	Sample Number, Date Code or Material Composition	Asbestos	Photo
24x48 acoustic lay-in, textured	Windows (Location 1)	S0003A-C	No	

4.1.3 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 around the interior window frames	Windows (Location 1)	S0002A-C	No	
Caulking, brown around the exterior window frames	Windows (Location 1)	S0004A-C	No	
Butyl sealant, black	Windows (Location 1)	S0005A-C	No	

4.1.4 Other Building Materials

White paint present on concrete block in the assessed area does not contain asbestos (samples S0001A-G, photo 1).



Photo 1

4.1.5 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:




- Vinyl floor tiles and mastic
- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound
- Electrical components
- Moulded plastic components (laboratory bench tops)
- Refractory materials and insulations in boilers, incinerators, and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes, and gaskets
- Vermiculite
- Adhesives and duct mastics
- Fire resistant doors
- Metal clad finishes (Galbestos)
- Stucco, plaster or other cementitious parge coatings
- Vibration dampers on HVAC equipment


- Terrazzo
- Ropes and gaskets in cast-iron bell and spigot joints
- Sealants on pipe threads

4.2 Lead

4.2.1 Paints and Surface Coatings

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
L0001	White on concrete wall	Windows (Location 1)	0.00041	
L0002	Blue on concrete wall	Windows (Location 1)	0.00096	
L0003	Yellow on concrete wall	Windows (Location 1)	<0.00067	

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
L0004	Black on concrete wall	Windows (Location 1)	0.00034	

Paints containing lead equal to or less than 0.009% (90 mg/kg) are assumed to be insignificant relating to potential exposure from construction disturbance in accordance with the EACC guideline.

4.2.2 Lead Products and Applications

Lead products were not found during the assessment.

4.2.3 Excluded Lead Materials

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

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

4.3 Silica

Crystalline silica is assumed to be a component of the following materials where present in the building.

- Concrete
- Masonry and mortar
- Ceramic tiles and grout

4.4 Mercury



4.4.1 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, brown on exterior window frames	Windows (Location 1)	P0001	<0.2	
Caulking, grey on interior window frames	Windows (Location 1)	P0002	<0.2	

Results less than 50 mg/kg is considered a non-PCB-containing solid.

4.5.2 Transformers

Transformers were not found during the assessment.

4.5.3 Excluded PCB Materials

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

- Capacitors within or associated with electrical equipment
- Oil impregnated cables
- High voltage electrical terminals (potheads) and bushings
- Voltage regulators and capacitors

4.6 Mould and Water Damage

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



5.0 RECOMMENDATIONS

5.1 General

1. Prepare performance specifications for the hazardous material removal required for the planned work. The specifications should define the outline of work, risk levels, personal protective equipment, safe work practices and disposal requirements. The specifications should also describe any air monitoring, site reviews and project close-out documentation that is required for regulatory compliance.
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. Provide this report to the contractor prior to bidding or commencing work.
4. Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.
5. Update the asbestos inventory upon completion of the abatement and removal of presumed asbestos-containing materials and any other relevant findings.

5.2 Construction Work

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

5.2.1 Asbestos

Remove presumed 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

Exposure from construction disturbance of paints containing lead equal to or less than 0.009% (90 mg/kg) is assumed to be insignificant in accordance with the EACC guideline.

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.

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:

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

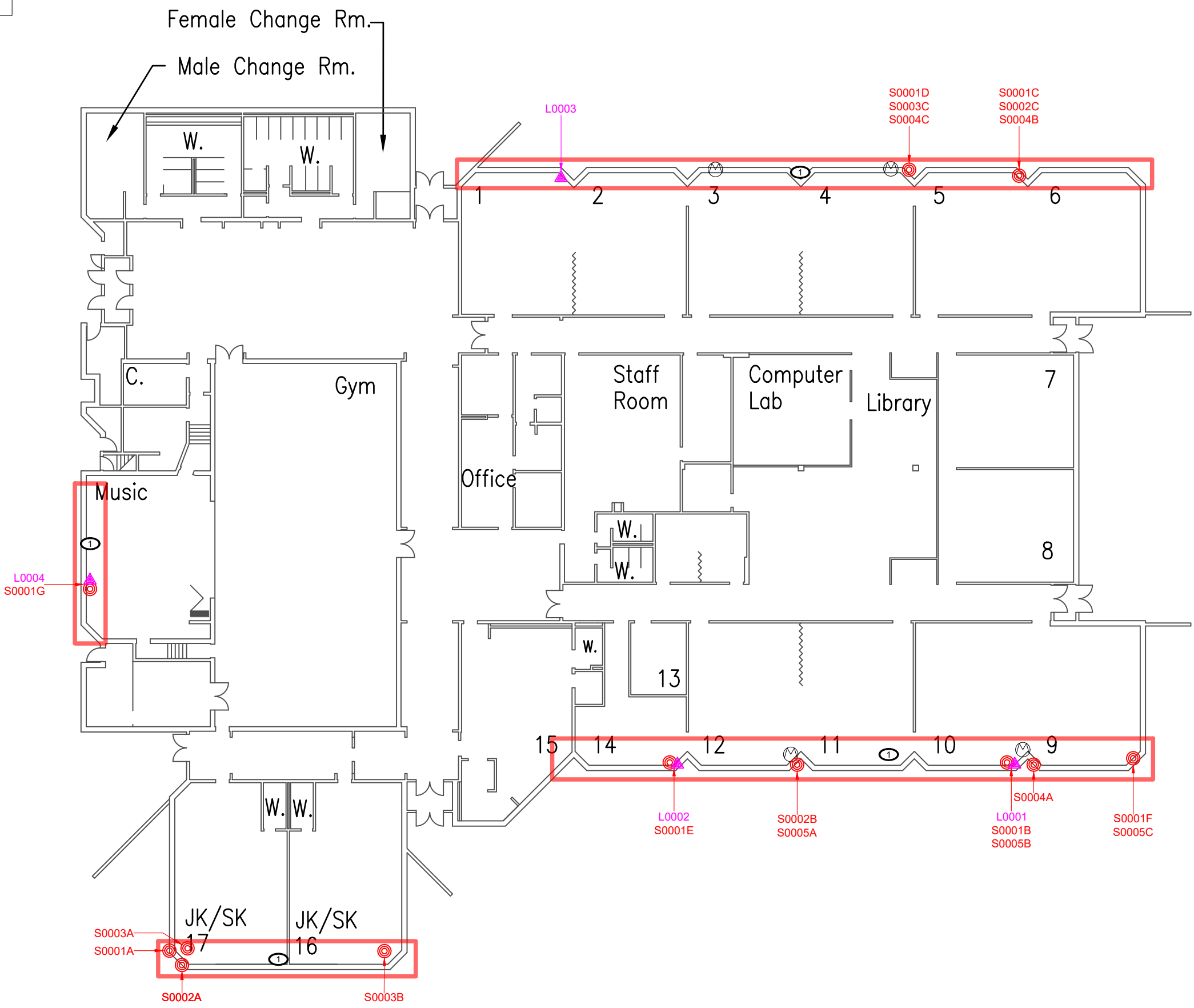
1. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
2. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
3. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.



4. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.
5. The Environmental Abatement Council of Canada (EACC) Mould Abatement Guidelines.

APPENDIX I
Drawings

PHASE A - 1985 ORIGINAL

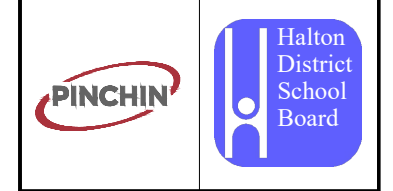


- LEGEND**
- (X) PINCHIN LOCATION NUMBER
 - ASSESSED AREA
 - ASBESTOS BULK SAMPLE
 - LEAD BULK SAMPLE
 - VERMICULITE DRILLHOLE

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

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

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
HALTON DISTRICT SCHOOL BOARD

PROJECT LOCATION:
**BRUCE T. LINDLEY PS
2510 CAVENDISH DRIVE,
BURLINGTON, ONTARIO**

FIGURE NAME:
GROUND FLOOR

PROJECT NUMBER:
368273.002

SCALE:
NOT TO SCALE

DRAWN BY:
KU

REVIEWED BY:
SGH

DATE:
FEBRUARY 2026

FIGURE NUMBER:
1 OF 1

APPENDIX II-A
Asbestos Analytical Certificates



Your Project #: 368273.002
 Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
 Your C.O.C. #: NA

Attention: Joshua Park

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

Report Date: 2026/02/25
 Report #: R8700224
 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C617768

Received: 2026/02/19, 14:25

Sample Matrix: Solid
 # Samples Received: 19

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Asbestos by PLM - 0.5 RDL (1)	19	N/A	2026/02/25	COR3SOP-00002	EPA 600R-93/116

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

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

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

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested. This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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

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

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

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

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

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



Your Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Your C.O.C. #: NA

Attention: Joshua Park

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

Report Date: 2026/02/25
Report #: R8700224
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C617768

Received: 2026/02/19, 14:25

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 #: C617768
 Report Date: 2026/02/25

Pinchin Ltd
 Client Project #: 368273.002
 Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
 Sampler Initials: SH

Asbestos Analytical Results

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

S0001A WALL, PAINT, WHITE, LOC:1, WINDOWS					
Bureau Veritas ID: BACM17		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Non-homogeneous beige/white/grey paint/cementitious material	Not Detected		Non-Fibrous

S0001B WALL, PAINT, WHITE, LOC:1, WINDOWS					
Bureau Veritas ID: BACM18		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Non-homogeneous beige/white/grey paint/cementitious material	Not Detected		Non-Fibrous

S0001C WALL, PAINT, WHITE, LOC:1, WINDOWS					
Bureau Veritas ID: BACM19		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Non-homogeneous beige/white/grey paint/cementitious material	Not Detected		Non-Fibrous

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

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



BUREAU VERITAS

Bureau Veritas Job #: C617768
Report Date: 2026/02/25

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Sampler Initials: SH

Asbestos Analytical Results

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

S0001D WALL, PAINT, WHITE, LOC:1, WINDOWS					
Bureau Veritas ID: BACM20		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Non-homogeneous beige/white/grey paint/cementitious material	Not Detected		Non-Fibrous

S0001E WALL, PAINT, BLUE, LOC:1, WINDOWS					
Bureau Veritas ID: BACM21		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Non-homogeneous blue/beige paint/cementitious material	Not Detected		Non-Fibrous

S0001F WALL, PAINT, YELLOW, LOC:1, WINDOWS					
Bureau Veritas ID: BACM22		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Non-homogeneous beige/white/grey paint/cementitious material	Not Detected		Non-Fibrous

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

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



BUREAU VERITAS

Bureau Veritas Job #: C617768
Report Date: 2026/02/25

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Sampler Initials: SH

Asbestos Analytical Results

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

S0001G WALL, PAINT, BLACK, LOC:1, WINDOWS					
Bureau Veritas ID: BACM23		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Non-homogeneous black/yellow/grey paint/cementitious material	Not Detected		Non-Fibrous

S0002A CAULKING, GREY INTERIOR, LOC:1, WINDOWS					
Bureau Veritas ID: BACM24		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous light grey caulking	Not Detected		Non-Fibrous

S0002B CAULKING, GREY INTERIOR, LOC:1, WINDOWS					
Bureau Veritas ID: BACM25		Date Analyzed: 2026/02/25			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous light grey caulking	Not Detected		Non-Fibrous

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

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



BUREAU VERITAS

Bureau Veritas Job #: C617768
Report Date: 2026/02/25

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Sampler Initials: SH

Asbestos Analytical Results

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

S0002C CAULKING, GREY INTERIOR, LOC:1, WINDOWS						
Bureau Veritas ID:		BACM26	Date Analyzed:		2026/02/25	
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous light grey caulking	Not Detected			Non-Fibrous

S0003A CEILING, CEILING TILES (LAY-IN), 24X48 TEXTURED, LOC:1, WINDOWS						
Bureau Veritas ID:		BACM27	Date Analyzed:		2026/02/25	
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous beige ceiling tile	Not Detected	Cellulose	10%	Non-Fibrous
				Glass Fibres	5%	

S0003B CEILING, CEILING TILES (LAY-IN), 24X48 TEXTURED, LOC:1, WINDOWS						
Bureau Veritas ID:		BACM28	Date Analyzed:		2026/02/25	
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous beige ceiling tile	Not Detected	Cellulose	10%	Non-Fibrous
				Glass Fibres	5%	

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

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



BUREAU VERITAS

Bureau Veritas Job #: C617768
Report Date: 2026/02/25

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Sampler Initials: SH

Asbestos Analytical Results

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

S0003C CEILING, CEILING TILES (LAY-IN), 24X48 TEXTURED, LOC:1, WINDOWS						
Bureau Veritas ID: BACM29		Date Analyzed: 2026/02/25				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous beige ceiling tile	Not Detected	Cellulose	10%	Non-Fibrous
				Glass Fibres	5%	

S0004A CAULKING, BROWN EXTERIOR, LOC:1, WINDOWS						
Bureau Veritas ID: BACM30		Date Analyzed: 2026/02/25				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous brown caulking	Not Detected			Non-Fibrous

S0004B CAULKING, BROWN EXTERIOR, LOC:1, WINDOWS						
Bureau Veritas ID: BACM31		Date Analyzed: 2026/02/25				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>		<u>Particulate</u>
Layer 1	100	Homogeneous brown caulking	Not Detected			Non-Fibrous

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

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



BUREAU
VERITAS

Bureau Veritas Job #: C617768
Report Date: 2026/02/25

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Sampler Initials: SH

Asbestos Analytical Results

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

S0004C CAULKING, BROWN EXTERIOR, LOC:1, WINDOWS					
Bureau Veritas ID:		BACM32	Date Analyzed:		2026/02/25
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous brown caulking	Not Detected		Non-Fibrous

S0005A SEALANT, BUTYL TAPE, LOC:1, WINDOWS					
Bureau Veritas ID:		BACM33	Date Analyzed:		2026/02/25
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous black sealant	Not Detected		Non-Fibrous

S0005B SEALANT, BUTYL TAPE, LOC:1, WINDOWS					
Bureau Veritas ID:		BACM34	Date Analyzed:		2026/02/25
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous black sealant	Not Detected		Non-Fibrous

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

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



BUREAU
VERITAS

Bureau Veritas Job #: C617768
Report Date: 2026/02/25

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Sampler Initials: SH

Asbestos Analytical Results

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

S0005C SEALANT, BUTYL TAPE, LOC:1, WINDOWS					
Bureau Veritas ID:		BACM35	Date Analyzed:		2026/02/25
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	100	Homogeneous black sealant	Not Detected		Non-Fibrous

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

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



TEST SUMMARY

Bureau Veritas ID: BACM17
Sample ID: S0001A WALL, PAINT, WHITE, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM18
Sample ID: S0001B WALL, PAINT, WHITE, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM19
Sample ID: S0001C WALL, PAINT, WHITE, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM20
Sample ID: S0001D WALL, PAINT, WHITE, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM21
Sample ID: S0001E WALL, PAINT, BLUE, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM22
Sample ID: S0001F WALL, PAINT, YELLOW, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM23
Sample ID: S0001G WALL, PAINT, BLACK, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso



TEST SUMMARY

Bureau Veritas ID: BACM24
Sample ID: S0002A CAULKING,GREY INTERIOR,LOC:1,WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM24 Dup
Sample ID: S0002A CAULKING,GREY INTERIOR,LOC:1,WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM25
Sample ID: S0002B CAULKING,GREY INTERIOR,LOC:1,WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM26
Sample ID: S0002C CAULKING,GREY INTERIOR,LOC:1,WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106440	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM27
Sample ID: S0003A CEILING,CEILING TILES (LAY-IN),24X48 TEXTURED,LOC:1,WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM28
Sample ID: S0003B CEILING,CEILING TILES (LAY-IN),24X48 TEXTURED,LOC:1,WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM29
Sample ID: S0003C CEILING,CEILING TILES (LAY-IN),24X48 TEXTURED,LOC:1,WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso



BUREAU
VERITAS

Bureau Veritas Job #: C617768
Report Date: 2026/02/25

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Sampler Initials: SH

TEST SUMMARY

Bureau Veritas ID: BACM30
Sample ID: S0004A CAULKING, BROWN EXTERIOR, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM31
Sample ID: S0004B CAULKING, BROWN EXTERIOR, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM32
Sample ID: S0004C CAULKING, BROWN EXTERIOR, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM33
Sample ID: S0005A SEALANT, BUTYL TAPE, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM34
Sample ID: S0005B SEALANT, BUTYL TAPE, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso

Bureau Veritas ID: BACM35
Sample ID: S0005C SEALANT, BUTYL TAPE, LOC:1, WINDOWS
Matrix: Solid

Collected: 2026/02/18
Shipped:
Received: 2026/02/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	A106439	N/A	2026/02/25	Rayana De Oliveira Cardoso



**BUREAU
VERITAS**

Bureau Veritas Job #: C617768
Report Date: 2026/02/25

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR, BURLINGTON, ON
Sampler Initials: SH

GENERAL COMMENTS

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C617768

Report Date: 2026/02/25

Pinchin Ltd

Client Project #: 368273.002

Site Location: 2510 CAVENDISH DR, BURLINGTON, ON

Sampler Initials: SH

VALIDATION SIGNATURE PAGE

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

A handwritten signature in black ink that reads 'Rayana De Oliveira Cardoso'.

Rayana De Oliveira Cardoso, B.Sc. Geology, Analyst 1

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.

Analyzed by: _____

Reviewed by: _____

Report Sent by: _____

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

Special Instructions:

Client Name:	Halton District School Board	Project Address:	2510 Cavendish Dr, Burlington, ON
Portfolio/Building No:		Pinchin File:	368273.002
Submitted by:	Joshua Park	Email:	jkpark@Pinchin.com
CC Email:	sholmquist@pinchin.com	CC Email:	
Date Submitted:	February 18 2026	Required by:	February 25 2026
# of Samples:	19	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 #:	160583/20260218061713568954		

To be Completed by Lab Personnel Only:

Lab Reference #:		Time:	24 hour clock
Received by:	FEB 19 2026 <i>an</i>	Date:	Month Day Year
Name(s) of Analyst(s):			

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Wall,Paint,White,Loc:1,Windows
S	0001	B	Wall,Paint,White,Loc:1,Windows
S	0001	C	Wall,Paint,White,Loc:1,Windows
S	0001	D	Wall,Paint,White,Loc:1,Windows
S	0001	E	Wall,Paint,Blue,Loc:1,Windows
S	0001	F	Wall,Paint,Yellow,Loc:1,Windows
S	0001	G	Wall,Paint,Black,Loc:1,Windows
S	0002	A	Caulking,Grey Interior,Loc:1,Windows



NONT-2026-02-2982

As ANMOLPREET SINGH 2026/02/19 14:25 BC

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0002	B	Caulking,Grey Interior,Loc:1,Windows
S	0002	C	Caulking,Grey Interior,Loc:1,Windows
S	0003	A	Ceiling,Ceiling Tiles (lay-in),24x48 Textured,Loc:1,Windows
S	0003	B	Ceiling,Ceiling Tiles (lay-in),24x48 Textured,Loc:1,Windows
S	0003	C	Ceiling,Ceiling Tiles (lay-in),24x48 Textured,Loc:1,Windows
S	0004	A	Caulking,Brown Exterior,Loc:1,Windows
S	0004	B	Caulking,Brown Exterior,Loc:1,Windows
S	0004	C	Caulking,Brown Exterior,Loc:1,Windows
S	0005	A	Sealant,Butyl Tape,Loc:1,Windows
S	0005	B	Sealant,Butyl Tape,Loc:1,Windows
S	0005	C	Sealant,Butyl Tape,Loc:1,Windows

APPENDIX II-B
Lead Analytical Certificates



Your Project #: 368273.002
 Site Location: 2510 CAVENDISH DR. BURLINGTON
 Your C.O.C. #: N/A

Attention: Stephen Holmquist

Pinchin Ltd
 151 York Boulevard
 Suite 200
 Hamilton, ON
 CANADA L8R 3M2

Report Date: 2026/02/26
 Report #: R8700699
 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C617107

Received: 2026/02/19, 08:27

Sample Matrix: Bulk
 # Samples Received: 4

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Metals in Paint	4	2026/02/25	2026/02/25	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. 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 #: 368273.002
Site Location: 2510 CAVENDISH DR. BURLINGTON
Your C.O.C. #: N/A

Attention: Stephen Holmquist

Pinchin Ltd
151 York Boulevard
Suite 200
Hamilton, ON
CANADA L8R 3M2

Report Date: 2026/02/26
Report #: R8700699
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C617107
Received: 2026/02/19, 08:27

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

=====

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BUREAU
VERITAS

Bureau Veritas Job #: C617107
Report Date: 2026/02/26

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR. BURLINGTON
Sampler Initials: JP

ELEMENTS BY ATOMIC SPECTROSCOPY (BULK)

Bureau Veritas ID		BABF45		BABF46		BABF47		
Sampling Date								
COC Number		N/A		N/A		N/A		
	UNITS	L0001, WALL, CONCRETE (PRECAST), WHITE, LOC: 1, WINDOWS	RDL	L0002, WALL, CONCRETE (PRECAST), BLUE, LOC: 1, WINDOWS	RDL	L0003, WALL, CONCRETE (PRECAST), YELLOW, LOC:1, WINDOWS	RDL	QC Batch

Metals								
Lead (Pb)	%	0.00041	0.00013	0.00096	0.00049	<0.00067	0.00067	A106004
RDL = Reportable Detection Limit QC Batch = Quality Control Batch								

Bureau Veritas ID		BABF48		
Sampling Date				
COC Number		N/A		
	UNITS	L0004, WALL, CONCRETE (PRECAST), BLACK, LOC : 1, WINDOWS	RDL	QC Batch
Metals				
Lead (Pb)	%	0.00034	0.00029	A106004
RDL = Reportable Detection Limit QC Batch = Quality Control Batch				



GENERAL COMMENTS

Sample BABF45 [L0001, WALL, CONCRETE (PRECAST), WHITE, LOC: 1, WINDOWS] : 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 BABF46 [L0002, WALL, CONCRETE (PRECAST), BLUE, LOC: 1, WINDOWS] : 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 BABF47 [L0003, WALL, CONCRETE (PRECAST), YELLOW, LOC:1, WINDOWS] : 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 BABF48 [L0004, WALL, CONCRETE (PRECAST), BLACK, LOC : 1, WINDOWS] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C617107
Report Date: 2026/02/26

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR. BURLINGTON
Sampler Initials: JP

QUALITY ASSURANCE REPORT

QA/QC									
Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits	
A106004	IHP	QC Standard	Lead (Pb)	2026/02/25		98	%	75 - 125	
A106004	IHP	Method Blank	Lead (Pb)	2026/02/25	<0.00010		%		

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.
Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.



BUREAU
VERITAS

Bureau Veritas Job #: C617107
Report Date: 2026/02/26

Pinchin Ltd
Client Project #: 368273.002
Site Location: 2510 CAVENDISH DR. BURLINGTON
Sampler Initials: JP

VALIDATION SIGNATURE PAGE

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

A handwritten signature in cursive script that reads 'Louise A. Harding'.

Louise Harding, Scientific Specialist

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C617107
2026/02/19 08:27



NONT-2026-02-2974



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

CHAIN OF CUSTODY RECORD

Page ____ of ____

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required									
Company Name: Pinchin Ltd.		Company Name:		Quotation #:		<input checked="" type="checkbox"/> Regular TAT (5-7 days) Most analyses									
Contact Name: Joshua Park		Contact Name:		P.O. #/ AFE#:		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS									
Address:		Address:		Project #: 368273.002		Rush TAT (Surcharges will be applied)									
Phone: Fax:		Phone: Fax:		Site Location: 2510 Cavendish Dr, Burlington		<input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Days <input type="checkbox"/> 3-4 Days									
Email: jkpark@Pinchin.com sholmquist@Pinchin.com		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: ON		Rush Confirmation #:									
Regulation 153		Other Regulations		Analysis Requested				LABORATORY USE ONLY							
<input type="checkbox"/> Table 1 <input type="checkbox"/> Res/Park <input type="checkbox"/> Med/ Fine <input type="checkbox"/> Table 2 <input type="checkbox"/> Ind/Comm <input type="checkbox"/> Coarse <input type="checkbox"/> Table 3 <input type="checkbox"/> Agri/ Other <input type="checkbox"/> Table _____ FOR RSC (PLEASE CIRCLE) Y / N		<input type="checkbox"/> CCME <input type="checkbox"/> Sanitary Sewer Bylaw <input type="checkbox"/> MISA <input type="checkbox"/> Storm Sewer Bylaw <input type="checkbox"/> PWQO Region _____ <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> REG 558 (MIN. 3 DAY TAT REQUIRED) <input type="checkbox"/> REG 406 Table _____		# OF CONTAINERS SUBMITTED FIELD FILTERED (CIRCLE) Metals / Hg / 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				CUSTODY SEAL Y / N Present Intact COOLER TEMPERATURES NA COOLING MEDIA PRESENT: Y / 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	# 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	COMMENTS
L0001, Wall, Concrete (precast), White, Loc:1, Windows			BULK									X			
L0002, Wall, Concrete (precast), Blue, Loc:1, Windows			BULK									X			
L0003, Wall, Concrete (precast), Yellow, Loc:1, Windows			BULK									X			
L0004, Wall, Concrete (precast), Black, Loc:1, Windows			BULK									X			
RELINQUISHED BY: (Signature/Print)	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	RECEIVED BY: (Signature/Print)	DATE: (YYYY/MM/DD)	TIME: (HH:MM)	BV JOB #									
Joshua Park	2/18/2026		<i>ANMOLPREET SINGH</i>	2026/02/19											08-27

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

APPENDIX II-C
PCB Analytical Certificates

Certificate of Analysis

Joshua Park

Pinchin Ltd. (Hamilton)
151 York Blvd., Suite 200, Hamilton, ON L8R 3L4

Date of Issue: Feb 25, 2026

Report Description: 2 solid samples were submitted for the following chemical analysis

Project Name:		Date Sampled:	
Project No.: 368273.002		Date Tested: Feb 24, 2026	
Site Location: 2510 Cavendish Dr. Burlington, ON		Sampled by: Joshua P	

Report Number: 26-0216

No.	Analyte	Result	Units	MDL	Comments	Technique / Test Method
<u>1</u>	<u>Sample ID:</u> P0001, Caulking, Brown Exterior, Loc:1, Windows					
	PCBs in Solids	<0.2	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)
<u>2</u>	<u>Sample ID:</u> P0002, Caulking, Grey Interior, Loc:1, Windows					
	PCBs in Solids	<0.2	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)

Results apply to the sample(s) as received.

Approved By:

Son C.H. Le, (Chem.)
Lab Manager
Phone: (519) 740-1333 Ext.: 1030
Fax: (519) 740-2320
Email: SonLe@aevitas.ca

The Analytical Chemistry Laboratory of Aevitas Inc. (Ayr) is accredited for specific tests in accordance with the recognized International Standard ISO/IEC 17025:2017, by the Canadian Association for Laboratory Accreditation (CALA) Inc. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communiqué dated April 2017). The laboratory quality management system of Aevitas Inc. (Ayr) also operates in accordance with the principles of ISO 9001.

All Analytical data is subject to uncertainty which, may vary with sample matrices, sample preparation techniques and instrumental parameters. As a general guideline, uncertainty may be expressed as approximately +/- 50% of the reported value at or near the Method Detection Limit (MDL) and +/-10% or less, of the reported result that is greater than 10 times the MDL. Method Detection Limits are defined as approximately 3 times the standard deviation value (at 99% confidence level), which is obtained from replicate analysis of a low-level standard as per the Ontario MOE - MISA Protocol for the Sampling and Analysis of Industrial / Municipal Wastewater (2016). MDL determination is based on undiluted samples with relatively low matrix interferences. Where dilutions are required, the reported MDL value will be scaled proportionally.

All testing procedures follow strict guidelines and quality assurance / quality control (QA/QC) protocols. QA/QC data is available for review at any time upon client's request.

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.

Where included in the scope of work, select paint samples including the substrate (e.g., wood, concrete, plaster) were submitted for waste characterization analysis following CGSB 164-GP-IMP or TCLP Method 1311. Analytical results were compared against local provincial requirements.

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 ballasts to contain PCBs was based on the age of the building and visual observations of the type of fixture and lamp.

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

Non-liquid forms (caulking, sealants, or paints) were sampled and submitted for PCB analysis. Sampling of certain building materials is not conducted after specific construction dates.

Sample results are compared to the criteria 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.

METHODOLOGY ANNEX A EVALUATION CRITERIA



1.0 EVALUATION CRITERIA AND BASIS OF RECOMMENDATIONS

The detailed asbestos assessment provides information regarding the location, condition, accessibility and friability of the asbestos-containing materials (ACM). In order to make recommendations for compliance with current regulations, Pinchin developed the following criteria.

2.0 EVALUATION OF CONDITION

2.1 Friable Sprayed or Trowelled Fireproofing, Thermal Insulation and Texture Finishes (Surfacing Materials)

To evaluate the condition of ACM sprayed or trowelled on fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes, the following criteria are applied:

Good	Surface of material shows no significant signs of damage, deterioration or delamination. Good condition includes unencapsulated or unpainted fireproofing or texture finishes, where no or limited delamination or damage is observed, or encapsulated fireproofing or texture finishes where the encapsulant or paint has been applied after the damage or fallout occurred.
Poor	A sprayed material that shows signs of significant damage or is significantly delaminating or deteriorating. This may be limited to surface delamination or some portion of the substrate may be exposed.

In Locations where damage exists in isolated areas, both good and poor condition may be applicable. The extent of each condition will be recorded. Fair condition is not utilized in the evaluation of ACM sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes.

The evaluation of the above products above ceilings may be limited by the number of observations and by building components such as ducts or full height walls that obstruct the above ceiling observations.

2.2 Friable Mechanical or Thermal System Insulation (TSI)

To evaluate the condition of mechanical insulation on vessels, boilers, breeching, ducts, pipes, fan units, equipment etc. the following criteria are applied:

Good	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor damage (i.e. scuffs or stains), but the jacketing is not penetrated.
-------------	---

Fair	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.
Poor	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired. Includes components where insulation may have been removed incompletely.

The evaluation of mechanical insulation may be limited by the number of observations made and building components such as ducts or full height walls that obstruct observations. It is often not possible to observe each foot of mechanical insulation from all angles.

2.3 Potentially Friable Materials and Miscellaneous Friable Materials

Potentially friable ACM are products that are basically non-friable while in place but have the potential to generate friable dust upon removal or if significantly disturbed without appropriate procedures. These products may become friable if damaged. Potentially friable materials include materials such as acoustic ceiling tiles and plaster. To evaluate the condition of potentially friable materials, the following criteria are applied:

Good	No significant damage or deterioration. Still serving its intended use as a building material or finish.
Fair	Showing signs of some cracking or breakage, but is not deteriorating (e.g. cracked plaster, broken but in place ceiling tile, missing tile or section of plaster etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
Poor	Significant deterioration or breaking apart of the material. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material has deteriorated to a point it has become friable. Normally potentially friable ACM in Poor condition is not repairable and requires at least localized removal and replacement.

2.4 Non-Friable Materials

Non-friable ACM cover a wide range of products with a wide variation in their tendency to release dust or asbestos fibres to the air. Many of these materials, (particularly where the matrix is an unweathered bitumen, asphalt or tar material) do not release fibres except in very unusual circumstances or during significant disturbance (e.g. use of abrasive power tools). Others with a cementitious matrix (asbestos-cement products) can more readily release dust due to abrasion, demolition, weathering, etc. The

potential for asbestos release from non-friable ACM is always lower than from friable ACM. To evaluate the condition of non-friable Materials, the following criteria are applied:

Good	No significant damage or deterioration. Still serving its intended use as a building material or finish.
Fair	Showing signs of some cracking or breakage but is not deteriorating (e.g. cracked vinyl floor tile, missing piece of tile or transite, etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
Poor	Significant deterioration or breaking apart of the material to the point at which it cannot be repaired, and it will require at least local removal. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material may have deteriorated to a point where traffic or disturbance may cause it to become friable.

2.5 Evaluation of ACM Debris

The identification of the exact location or presence of debris on the top of ceiling tiles is limited by the number of observations made and the presence of building components such as ducts or full height walls that obstruct observations.

The presence of fallen or dislodged ACM is noted separately from the ACM source and is referred to as Debris. Debris may be friable if from a friable ACM source or a badly deteriorated non-friable ACM source. Debris may also be non-friable (such as fallen pieces of transite sheet or mastic fittings, or broken, dislodged floor tiles).

Debris	Debris may be friable or non-friable but is always identified as “debris” as the component of an observation and quantified as Poor condition.
---------------	--

2.6 Evaluation of Presumed Asbestos-Containing Material (PACM)

Presumed asbestos-containing materials (PACM), are building materials that may contain asbestos but were not sampled or analyzed due to inaccessibility or the need to perform destructive testing to obtain a reasonable sample set. Evaluation of these materials is based on the assumption that these PACM are asbestos-containing.

A list of PACM is provided in the report and they are generally not included in the detailed room by room reports. Typically, they are excluded because they are inaccessible or present in very small quantities. If PACM are evaluated, Pinchin uses the criteria that correspond with the type (and friability) of the material listed above.

3.0 EVALUATION OF ACCESSIBILITY

The accessibility of building materials known or suspected of being ACM is rated according to the following criteria:

Access (A)	Common areas of the building within reach of all building users (approximately 8' - 9' from floor or standard ceiling height). Includes other areas where occupant activities may result in disturbance of material that is not normally within reach from floor level, but may be disturbed by common activities (e.g. gymnasiums, workshops, warehouses.)
Access (B)	Areas of the building accessed primarily by Maintenance/Caretaking/Janitorial Staff and within reach without use of a ladder. Includes areas within reach in Boiler Rooms, Electrical Rooms, Janitors Closets, Elevator Rooms, Mechanical Rooms, etc. Includes materials within reach from fixed ladders or catwalks, mezzanines, and accessible pipe chases.
Access (C) and Visible	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Only includes ACM that are visible to view without the removal or opening of other building components such as ceiling tiles or service access panels.
Access (C) and not Visible / Limited Visibility	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Includes ACM that are not visible or partially visible to view and require the removal of a building component to see, such as ceilings tiles or access panels to view and access. Includes rarely entered crawl spaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.
Access (D)	Areas of the building behind inaccessible solid ceiling systems, walls or equipment etc. where demolition of the ceiling, wall or equipment etc. is required to reach the ACM. Material inaccessible due to height or location or is only accessed under unusual situations. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine materials in Access D.

4.0 ACTION MATRIX AND DEFINITIONS

Pinchin's evaluation of the viability of a specific asbestos control option is based on the consideration of the friability, condition, accessibility and visibility of a material. The logic used is that damaged ACM located in an area frequently accessed by all building occupants is of a higher priority than damaged ACM located in an infrequently accessed service area. The action matrix considers the potential for fibre release (primarily from friable ACM) and the possible concerns from regulatory bodies and many building occupants to all damaged ACM (including non-friable).

In any building with asbestos, many current regulations require an Asbestos Management Program be implemented. Depending on the condition and the accessibility, more active measures such as repair or removal may be recommended. The following matrix provides guidance for recommended Actions in the absence of renovation or demolition. In the event of construction or maintenance activity which will disturb ACM more aggressive control or removal will be required.

4.1 Action Matrix

The following tables outline the action decisions based on the relationship of assessed factors. Table I applies to friable ACM. Table II applies to non-friable ACM.

Table I Decision Matrix for Friable ACM

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 5 ¹	Action 5 ²	Action 3	Action 1
(B)	Action 7	Action 6 ³	Action 3	Action 1
(C) Visible	Action 7	Action 6	Action 3	Action 2
(C) Not Visible / Limited Visibility	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

Table II Decision Matrix for Potentially Friable and Non-Friable ACM

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 7	Action 7 ⁴	Action 3	Action 1
(B)	Action 7	Action 7	Action 3	Action 1
(C) Visible	Action 7	Action 7	Action 4	Action 2
(C) Not Visible / Limited Visibility	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

¹ If friable ACM in access (A)/Good condition is not proactively removed Action 7 (Manage) is recommended.

² If friable ACM in access (A)/Fair condition is not proactively removed repair is recommended.

³ If friable ACM in access (B)/Fair condition is likely to be disturbed after repair proactive removal is recommended.

⁴ Action 7 is recommended for all non-friable ACM in Fair condition however some clients may wish to repair or take some action primarily for cosmetic reasons

4.2 Action Definitions

The following are the definitions in the Action Matrix Table presented above:

Action Definitions	
Action 1	Clean-Up of ACM Debris Restrict access that is likely to cause a disturbance of the ACM Debris and clean up ACM Debris. Utilize appropriate asbestos precautions.
Action 2	Precautions for Access Which may Disturb ACM Debris Use appropriate means to isolate the debris or to limit entry to the area which may disturb the material. At locations where ACM Debris can remain in place in lieu of removal or clean-up (e.g. Debris on top of ceiling tiles or behind lockable door), Utilize appropriate asbestos precautions to enter the area if this will disturb debris. The precautions will be required until the ACM Debris has been cleaned up.
Action 3	ACM Removal Remove ACM. Utilize asbestos procedures appropriate to the scope of the removal work. Until it is removed, restrict access to the material so it is not disturbed.
Action 4	Precautions for Work Which may Disturb ACM in Poor Condition. Utilize appropriate asbestos precautions if ACM may be disturbed by work on or near ACM. This does not require restricting access to the area, only control of work which may contact or disturb the ACM. Removal is the only viable option if work will disturb ACM.
Action 5	Proactive ACM Removal Remove friable ACM where the presence of friable asbestos in Good condition is not desirable. If friable ACM in Fair condition is not removed, then Repair friable ACM.
Action 6	ACM Repair Repair friable ACM in Fair condition which is not likely to be damaged again or disturbed by normal use of the area or room. Pinchin recommends proactive removal if friable ACM is likely to be damaged or disturbed during normal use of the area or room.
Action 7	Asbestos Management Program with Routine Surveillance Implement an Asbestos Management Program, including routine surveillance of ACM. Reassess materials regularly (typically once per year).

APPENDIX IV
Location Summary Report

Client: Halton District School Board

Site: 2510 Cavendish Drive, Burlington, ON

Building Name: Bruce T. Lindley Public School

Survey Date:

Last Re-Assessment:

Building Phases: A:

Location No.	Name or Description	Area ft ²	Floor No.	Bldg. Phase	Notes
1	Windows	0	1	A	

APPENDIX V

Hazardous Materials Summary Report / Sample Log

Client: Halton District School Board

Site: 2510 Cavendish Drive, Burlington, ON

Building Name: Bruce T. Lindley Public School

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABCDEFG	Wall Paint White	1	A	0	0	0	100	None Detected	No	
Asbestos	S0002 ABC	Other Caulking Grey Interior	1	A	500	0	0	0	None Detected	No	
Asbestos	S0003 ABC	Ceiling Ceiling Tiles (lay-in) 24x48 Textured	1	A	0	0	0	100	None Detected	No	
Asbestos	S0004 ABC	Other Caulking Brown Exterior	1	A	500	0	0	0	None Detected	No	
Asbestos	S0005 ABC	Other Sealant Butyl Tape	1	A	0	0	17	0	None Detected	No	
Paint	L0001	Wall Concrete (precast) White	1	A	0	0	0	0		No	-
Paint	L0002	Wall Concrete (precast) Blue	1	A	0	0	0	0		No	-
Paint	L0003	Wall Concrete (precast) Yellow	1	A	0	0	0	0		No	-
Paint	L0004	Wall Concrete (precast) Black	1	A	0	0	0	0		No	-
PCB	P0001	Caulking Grey Interior	1	A	0	0	0	0	-	No	-
PCB	P0002	Caulking Brown Exterior	1	A	0	0	0	0	-	No	-

Legend:

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

APPENDIX VI
HMIS All Data Report

Client: Halton District School Board
Location: #1 : Windows
Survey Date: 2026-02-18

Site: Elementary Schools
Floor: 1

Building Name: Bruce T. Lindley Public School
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 24x48 textured			C	Y		33			%	S0003ABC	None Detected	N.D.	None	
Other		Caulking, Grey interior			A	Y		500			LF	S0002ABC	None Detected	N.D.	None	
Other		Caulking, Brown exterior			A	Y		500			LF	S0004ABC	None Detected	N.D.	None	
Other		Sealant, Butyl tape			A	Y		17			EA	S0005ABC	None Detected	N.D.	None	
Wall		Paint, White			A	Y		14			%	S0001ABCDE FG	None Detected	N.D.	None	

Client: Halton District School Board
Location: #1 : Windows
Survey Date: 2026-02-18

Site: Elementary Schools
Floor: 1

Building Name: Bruce T. Lindley Public School
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Concrete (precast)				L0001	White	Pb: 0.00041 %	No	
Wall	Concrete (precast)				L0002	Blue	Pb: 0.00096 %	No	
Wall	Concrete (precast)				L0003	Yellow	Pb: <0.00067 %	No	
Wall	Concrete (precast)				L0004	Black	Pb: 0.00034 %	No	

Client: Halton District School Board
Location: #1 : Windows
Survey Date: 2026-02-18

Site: Elementary Schools
Floor: 1

Building Name: Bruce T. Lindley Public School
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PCB								
Component	Good	Poor	Unit	Sample	Sample Description	Amount	PCB	
Caulking				P0001	Grey interior	<0.2 mg/kg	No	
Caulking				P0002	Brown exterior	<0.2 mg/kg	No	

Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			Hg	Mercury
				As	Arsenic
				Cr	Chromium

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

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

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

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

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

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				