



# Asbestos Reassessment

St. Bernadette  
270 Governors Road, Dundas,  
Ontario

Prepared for:

**Hamilton-Wentworth Catholic  
District School Board**

90 Mulberry Street  
Hamilton, Ontario, L8N 3R9

May 15, 2023

Pinchin File: 320582.001



**Asbestos Reassessment**

St. Bernadette, 270 Governors Road, Dundas, Ontario  
Hamilton-Wentworth Catholic District School Board

May 15, 2023  
Pinchin File: 320582.001

**Issued to:** Hamilton-Wentworth Catholic District  
School Board  
**Issued on:** May 15, 2023  
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**Issuing Office:** Hamilton, ON



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Author: Anthony LoDuca  
Project Technologist  
365.336.3156  
[aloduca@pinchin.com](mailto:aloduca@pinchin.com)

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Reviewer: Leslie Heywood, BEngMgt  
Senior Project Manager  
289.237.4294  
[lheywood@pinchin.com](mailto:lheywood@pinchin.com)



## **EXECUTIVE SUMMARY**

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials reassessment at the subject building.

The objective of the reassessment was to evaluate the condition and quantity of previously reported asbestos-containing materials (ACM) and develop corrective action plans as required for the purposes of long-term management. The results of this reassessment are not intended for construction, renovation, demolition or project tendering purposes.

### **Summary of Recommendations**

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

- Review and update the asbestos record for the site on an annual basis.
- Sample any excluded ACM prior to alteration or maintenance work if presumed ACM may be disturbed by the work.
- Perform a pre-construction assessment and remove all ACM prior to alteration or maintenance work if ACM may be disturbed by the work.

*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

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials reassessment at St. Bernadette located at 270 Governors Road, Dundas, Ontario.

The reassessment was performed on January 23, 2023.

The objectives of the reassessment were to document the locations, quantities and conditions of previously identified asbestos-containing building materials and develop corrective action plans as required.

Additional objectives included sampling presumed asbestos-containing materials.

This reassessment is only to be used for the purposes of long-term management and routine maintenance. The results of this reassessment are not to be used for construction, renovation, demolition or project tendering purposes.

### 1.1 Scope of Assessment and Methodology

The objective of the reassessment was to evaluate the condition and quantity of previously reported asbestos-containing materials (ACM) and develop corrective action plans as required.

Pinchin conducted a review of previously identified asbestos-containing materials (ACM) to evaluate the current condition of all accessible ACMs identified in the most recent assessment.

As per the original scope of work, concealed locations such as ceiling spaces above solid ceilings, shafts and chases were accessed via existing access panels. Our investigation did not include demolition of drywall or plaster walls to view concealed conditions. Structural items or exterior building finishes were not removed to determine the presence of concealed materials.

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

## 2.0 BACKGROUND INFORMATION

### 2.1 Building Year of Construction

Item	Details
Year of Construction	1991

### 2.2 Existing Reports

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



- Asbestos Assessment Report, St. Bernadette, 270 Governors Road, Dundas, ON, December 2021, Prepared by Pinchin Ltd., Pinchin File: 286533.001.

### 3.0 FINDINGS

The following section summarizes the findings of the reassessment and provides a general description of the building materials identified.

#### 3.1 Excluded Asbestos Materials

A number of materials which might contain asbestos were not sampled during this reassessment due to limitations in scope and methodology. Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis. These materials are not shown on the drawings in Appendix V. Excluded materials presumed to contain asbestos include:


- Roofing tar and mastics
- Ceramic tile setting compound
- Electrical components
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Terrazzo
- Sealants on pipe threads

#### 3.2 Summary of Building Materials

This section includes a summary of building materials that were identified during the reassessment.

The locations of samples from the current assessment performed by Pinchin have been included on the drawings in Appendix V.

Material and Application	Asbestos Type	Photo
Pipes are either uninsulated or insulated with non-asbestos fibreglass or elastomeric insulation (Armaflex).	None	
Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced).	None	

Material and Application	Asbestos Type	Photo
Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.	None	
All ceiling tiles are presumed to be non-asbestos based on the age of the building (1991).	None	
Asbestos in drywall joint compound was banned in Canada in 1980. Drywall joint compound in the building was installed after 1986 (1980 plus a reasonable non-compliance period based on our experience) and is assumed to contain no asbestos.	None	
Vinyl floor tiles (12"x12") and mastic throughout the building are all non-asbestos based on laboratory analysis.	None Detected (tile) None Detected (mastic)	

#### 4.0 RECOMMENDATIONS

##### 4.1 General

Perform a detailed intrusive assessment prior to building renovation or demolition operations. The assessment should include destructive testing (i.e., coring and/or removal of building finishes and components), sampling of other hazardous materials (lead, mercury, PCBs, mould, etc.), and materials not tested in this study (i.e. excluded asbestos materials).

##### 4.2 Remedial Work

There is no remedial work recommended.

##### 4.3 On-going Management and Maintenance

The following recommendations are made regarding on-going management and maintenance work involving the materials identified.



#### 4.3.1 *Asbestos*

Sample presumed ACM prior to alteration or maintenance work if the presumed ACM may be disturbed by the work.

### 5.0 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.

### 6.0 REFERENCES

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

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.

\\PIN-HAM-FS02\job\320000s\0320582.000 HWCDSB,Various2023Projects,ASB,CONS\0320582.001 HWCDSB,Various,ReportUpdates,ASB,REASSMT\Deliverables\Reassess\St. Bernadette\Report\320582.001 St. Bernadette ACM Reassessment Report HWCDSB May 15 2023.docx

Template: Master Report for Asbestos Reassessment, HAZ, April 23, 2019



**APPENDIX I**  
**Asbestos Analytical Certificates**



Your Project #: 320582.001  
Your C.O.C. #: n/a

**Attention: Emily Balfour**

Pinchin Ltd  
Unit 6  
875 Main St W  
Hamilton, ON  
CANADA L8S 4R9

**Report Date: 2023/02/27**  
Report #: R7524749  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C349328**

**Received: 2023/02/21, 08:00**

Sample Matrix: Bulk  
# Samples Received: 24

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Asbestos by PLM - 0.5 RDL (1)	2	N/A	2023/02/27	COR3SOP-00002	EPA 600R-93/116
Asbestos by PLM - 0.5 RDL (1)	22	N/A	N/A	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, MELCC, EPA, APHA.

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.



Your Project #: 320582.001  
Your C.O.C. #: n/a

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**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C349328**

**Received: 2023/02/21, 08:00**

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

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

**Encryption Key**

Please direct all questions regarding this Certificate of Analysis to:

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

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

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BUREAU VERITAS

Bureau Veritas Job #: C349328  
Report Date: 2023/02/27

Pinchin Ltd  
Client Project #: 320582.001  
Sampler Initials: EB

### Asbestos Analytical Results

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

<b>S0001A FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE WITH BROWN STREAKS,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ290		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous beige vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black/yellow mastic	Not Detected		Non-Fibrous

<b>S0001B FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE WITH BROWN STREAKS,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ291		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous beige vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black/yellow mastic	Not Detected		Non-Fibrous

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

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



BUREAU VERITAS

Bureau Veritas Job #: C349328  
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Pinchin Ltd  
Client Project #: 320582.001  
Sampler Initials: EB

### Asbestos Analytical Results

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

<b>S0001C FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE WITH BROWN STREAKS,LOC:1001,ENTIRE BUILDING</b>						
Bureau Veritas ID:		VCJ292			Date Analyzed:	2023/02/27
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	95	Homogeneous beige vinyl floor tile	Not Detected			Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected			Non-Fibrous

<b>S0002A FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE WITH PINK AND GREY SPOTS,LOC:1001,ENTIRE BUILDING</b>						
Bureau Veritas ID:		VCJ293			Date Analyzed:	2023/02/27
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected			Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected			Non-Fibrous

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

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



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Pinchin Ltd  
Client Project #: 320582.001  
Sampler Initials: EB

### Asbestos Analytical Results

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

<b>S0002B FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE WITH PINK AND GREY SPOTS,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ294		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black/brown mastic	Not Detected		Non-Fibrous

<b>S0002C FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE WITH PINK AND GREY SPOTS,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ295		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black/brown mastic	Not Detected		Non-Fibrous

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

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



**Asbestos Analytical Results**

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

<b>S0003A FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 PINK WITH DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ296		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous pink vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

<b>S0003B FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 PINK WITH DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ297		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous pink vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

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

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



**Asbestos Analytical Results**

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

<b>S0003C FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 PINK WITH DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ298		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous pink vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

<b>S0004A FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BROWN DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ299		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous beige vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

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

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





Bureau Veritas Job #: C349328  
 Report Date: 2023/02/27

Pinchin Ltd  
 Client Project #: 320582.001  
 Sampler Initials: EB

**Asbestos Analytical Results**

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

<b>S0004B FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BROWN DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>						
Bureau Veritas ID:		VCJ300			Date Analyzed:	2023/02/27
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	95	Homogeneous beige vinyl floor tile	Not Detected			Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected			Non-Fibrous

<b>S0004C FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BROWN DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>						
Bureau Veritas ID:		VCJ301			Date Analyzed:	2023/02/27
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1	95	Homogeneous beige vinyl floor tile	Not Detected			Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected			Non-Fibrous

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

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



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Report Date: 2023/02/27

Pinchin Ltd  
Client Project #: 320582.001  
Sampler Initials: EB

### Asbestos Analytical Results

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

<b>S0005A FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 PINK WITH DARK PINK STREAKS,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ302		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous pink vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

<b>S0005B FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 PINK WITH DARK PINK STREAKS,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ303		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	85	Homogeneous pink vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous
Layer 3	10	Homogeneous grey levelling compound	Not Detected		Non-Fibrous

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

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



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VERITAS

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Pinchin Ltd  
Client Project #: 320582.001  
Sampler Initials: EB

### Asbestos Analytical Results

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

<b>S0005C FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 PINK WITH DARK PINK STREAKS,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ304		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	45	Homogeneous pink vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous
Layer 3	50	Homogeneous grey levelling compound	Not Detected		Non-Fibrous

<b>S0006A FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 RED WITH DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ305		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous red vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

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

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



Bureau Veritas Job #: C349328  
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Pinchin Ltd  
 Client Project #: 320582.001  
 Sampler Initials: EB

**Asbestos Analytical Results**

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

<b>S0006B FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 RED WITH DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ306		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous red vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

<b>S0006C FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 RED WITH DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ307		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous red vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

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

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



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Pinchin Ltd  
 Client Project #: 320582.001  
 Sampler Initials: EB

**Asbestos Analytical Results**

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

<b>S0007A FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ308		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

<b>S0007B FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ309		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

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

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



**Asbestos Analytical Results**

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

<b>S0007C FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 BEIGE DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ310		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous black mastic	Not Detected		Non-Fibrous

<b>S0008A FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 GREY DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ311		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous yellow mastic	Not Detected		Non-Fibrous

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

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



**Asbestos Analytical Results**

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

<b>S0008B FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 GREY DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ312		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous yellow mastic	Not Detected		Non-Fibrous

<b>S0008C FLOOR,VINYL FLOOR TILE AND MASTIC,12X12 GREY DENSE FLECK,LOC:1001,ENTIRE BUILDING</b>					
Bureau Veritas ID: VCJ313		Date Analyzed: 2023/02/27			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1	95	Homogeneous grey vinyl floor tile	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous yellow mastic	Not Detected		Non-Fibrous

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

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



**BUREAU  
VERITAS**

Bureau Veritas Job #: C349328  
Report Date: 2023/02/27

Pinchin Ltd  
Client Project #: 320582.001  
Sampler Initials: EB

### GENERAL COMMENTS

Vinyl floor tile can contain very fine asbestos fibres that are below the resolution limits of the PLM. Transmission Electron Microscopy (TEM) is recommended for confirmation of None Detected results.

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





BUREAU  
VERITAS

Bureau Veritas Job #: C349328  
Report Date: 2023/02/27

Pinchin Ltd  
Client Project #: 320582.001  
Sampler Initials: EB

### VALIDATION SIGNATURE PAGE

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

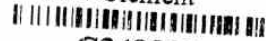
Jon Delos Santos, Laboratory Supervisor

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Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by {0}, {1} responsible for {2} {3} laboratory operations.

21-Feb-23 08:00

Julie Clement



C349328

RUK ENV-1119

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

<b>Client Name:</b>		<b>Project Address:</b>	
<b>Portfolio/Building No:</b>	St. Bernadette	<b>Pinchin File:</b>	320582.001
<b>Submitted by:</b>	Emily Balfour	<b>Email:</b>	ebalfour@pinchin.com
<b>CC Results to:</b>		<b>CC Email:</b>	
<b>Date Submitted:</b>	February 17 2023	<b>Required by:</b>	February 28 2023
<b># of Samples:</b>	24	<b>Priority:</b>	5 Day Turnaround
<b>Year of Building Construction (Mandatory, Years ONLY):</b>			
<b>Do NOT Stop on Positive (Sample Numbers):</b>			
<b>Pinchin Group Company (Mandatory Field):</b>		Pinchin	
<b>HMIS2 Building Reference #:</b>		23458/2018062529694	
<b>To be Completed by Lab Personnel Only:</b>			
<b>Lab Reference #:</b>		<b>Time:</b> 8:00	24 hour clock
<b>Received by:</b>	<i>Rupinder / Rupinder</i>	<b>Date:</b> 2023/02/21	Month Day Year
<b>Name(s) of Analyst(s):</b>			
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc:1001, Entire Building
S	0001	B	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc:1001, Entire Building
S	0001	C	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Brown Streaks, Loc:1001, Entire Building
S	0002	A	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Pink And Grey Spots, Loc:1001, Entire Building
S	0002	B	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Pink And Grey Spots, Loc:1001, Entire Building
S	0002	C	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige With Pink And Grey Spots, Loc:1001, Entire Building
S	0003	A	Floor, Vinyl Floor Tile And Mastic, 12x12 Pink With Dense Fleck, Loc:1001, Entire Building
S	0003	B	Floor, Vinyl Floor Tile And Mastic, 12x12 Pink With Dense Fleck, Loc:1001, Entire Building
S	0003	C	Floor, Vinyl Floor Tile And Mastic, 12x12 Pink With Dense Fleck, Loc:1001, Entire Building
S	0004	A	Floor, Vinyl Floor Tile And Mastic, 12x12 Brown Dense Fleck, Loc:1001, Entire Building

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0004	B	Floor, Vinyl Floor Tile And Mastic, 12x12 Brown Dense Fleck, Loc:1001, Entire Building
S	0004	C	Floor, Vinyl Floor Tile And Mastic, 12x12 Brown Dense Fleck, Loc:1001, Entire Building
S	0005	A	Floor, Vinyl Floor Tile And Mastic, 12x12 Pink With Dark Pink Streaks, Loc:1001, Entire Building
S	0005	B	Floor, Vinyl Floor Tile And Mastic, 12x12 Pink With Dark Pink Streaks, Loc:1001, Entire Building
S	0005	C	Floor, Vinyl Floor Tile And Mastic, 12x12 Pink With Dark Pink Streaks, Loc:1001, Entire Building
S	0006	A	Floor, Vinyl Floor Tile And Mastic, 12x12 Red With Dense Fleck, Loc:1001, Entire Building
S	0006	B	Floor, Vinyl Floor Tile And Mastic, 12x12 Red With Dense Fleck, Loc:1001, Entire Building
S	0006	C	Floor, Vinyl Floor Tile And Mastic, 12x12 Red With Dense Fleck, Loc:1001, Entire Building
S	0007	A	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige Dense Fleck, Loc:1001, Entire Building
S	0007	B	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige Dense Fleck, Loc:1001, Entire Building
S	0007	C	Floor, Vinyl Floor Tile And Mastic, 12x12 Beige Dense Fleck, Loc:1001, Entire Building
S	0008	A	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey Dense Fleck, Loc:1001, Entire Building
S	0008	B	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey Dense Fleck, Loc:1001, Entire Building
S	0008	C	Floor, Vinyl Floor Tile And Mastic, 12x12 Grey Dense Fleck, Loc:1001, Entire Building

Env 1119

**APPENDIX II**  
**Location List**

**Client:** Hamilton-Wentworth Catholic District Sch  
**Building Name:** St. Bernadette  
**Survey Date:** 2018-07-09  
**Building Phases:** A: 1991

**Site:** 270 Governors Road, Dundas, ON  
**Last Re-Assessment:** 2023-01-23

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
0	Presumed Asbestos-Containing Materials	0	1	A	Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis.
1001	Entire Building	0		A	

**APPENDIX III**  
**Hazardous Materials Summary / Sample Log Report**

Client: Hamilton-Wentworth Catholic District Sch

Site: 270 Governors Road, Dundas, ON

Building Name: St. Bernadette

Survey Date: 2018-07-09

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Floor     Vinyl Floor Tile And Mastic   12x12 Beige With Brown Streaks	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0002 ABC	Floor     Vinyl Floor Tile And Mastic   12x12 Beige With Pink And Grey Spots	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0003 ABC	Floor     Vinyl Floor Tile And Mastic   12x12 Pink With Dense Fleck	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0004 ABC	Floor     Vinyl Floor Tile And Mastic   12x12 Brown Dense Fleck	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0005 ABC	Floor     Vinyl Floor Tile And Mastic   12x12 Pink With Dark Pink Streaks	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0006 ABC	Floor     Vinyl Floor Tile And Mastic   12x12 Red With Dense Fleck	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0007 ABC	Floor     Vinyl Floor Tile And Mastic   12x12 Beige Dense Fleck	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0008 ABC	Floor     Vinyl Floor Tile And Mastic   12x12 Grey Dense Fleck	1001	A	0	0	0	0	None Detected	No	
Asbestos	V9500	Other     N/a   Roofing Tar And Mastics, Ceramic Tile Setting Compound, Electrical Components, Mechanical Packing, Ropes And Gaskets, Vermiculite, Adhesives And Duct Mastics, Caulking And Putties, Terrazzo, Sealants On Pipe Threads	0	A	0	0	0	100	Presumed Asbestos	Yes	NF
Asbestos	V0000	Ceiling     Ceiling Tiles (lay-in)	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling     Drywall And Joint Compound	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Duct   All   Fibreglass	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor     Ceramic Tiles	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment   All   Fibreglass	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Other   Drain   Metal	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   All   Fibreglass	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   All   Not Insulated	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure   All   Metal	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall     Drywall And Joint Compound	1001	A	0	0	0	0	Non Asbestos	No	

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V0000	Wall     Masonry	1001	A	0	0	0	0	Non Asbestos	No	



## Legend:

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

**APPENDIX IV**  
**All Data Report**

**Client:** Hamilton-Wentworth Catholic District Sch  
**Location:** #0 : Presumed Asbestos-Containing Materials  
**Survey Date:** 2018-07-09

**Site:** Elementary  
**Floor:** 1

**Building Name:** St. Bernadette  
**Room #:**  
**Last Re-Assessment:** 2023-01-23

**Area (sqft):** 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other		N/A, Roofing tar and mastics, Ceramic tile setting compound, Electrical components, Mechanical packing, ropes and gaskets, Vermiculite, Adhesives and duct mastics, Caulking and putties, Terrazzo, Sealants on pipe threads			A	Y		100(7)			%	V9500	Presumed Asbestos		Presumed Asbestos	NF

Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis.

**Client:** Hamilton-Wentworth Catholic District Sch  
**Location:** #1001 : Entire Building  
**Survey Date:** 2018-07-09

**Site:** Elementary  
**Floor:** Basement (0)

**Building Name:** St. Bernadette  
**Room #:**  
**Last Re-Assessment:** 2023-01-23

**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)	ALL		C	Y						V0000	Non-Asbestos		None	
Ceiling		Drywall and joint compound	ALL		C	Y						V0000	Non-Asbestos		None	
Duct	All	Fibreglass	ALL		C	N						V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic, 12x12 beige with brown streaks			A	Y						S0001ABC	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 beige with pink and grey spots			A	Y						S0002ABC	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 pink with dense fleck			A	Y						S0003ABC	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 brown dense fleck			A	Y						S0004ABC	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 pink with dark pink streaks			A	Y						S0005ABC	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 red with dense fleck			A	Y						S0006ABC	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 beige dense fleck			A	Y						S0007ABC	None Detected	N.D.	None	
Floor		Vinyl Floor Tile and Mastic, 12x12 grey dense fleck			A	Y						S0008ABC	None Detected	N.D.	None	
Floor		Ceramic Tiles	ALL		A	Y						V0000	Non-Asbestos		None	
Mechanical Equipment	All	Fibreglass	ALL		B	Y						V0000	Non-Asbestos		None	
Other	Drain	Metal	ALL		C	N						V0000	Non-Asbestos		None	
Piping	All	Fibreglass	ALL		C	N						V0000	Non-Asbestos		None	
Piping	All	Not Insulated	ALL		C	N						V0000	Non-Asbestos		None	
Structure	All	Metal	ALL		C	N						V0000	Non-Asbestos		None	
Wall		Drywall and joint compound	ALL		A							V0000	Non-Asbestos		None	
Wall		Masonry	ALL		A	Y						V0000	Non-Asbestos		None	



## Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
V####	Material visually similar to numbered sample collected	LF	Linear feet	V	Visible
V0000	Known non-asbestos material	EA	Each	AP	Air Plenum
V9000	Visually identified as an asbestos material	%	Percentage	F	Friable material
V9500	Material is presumed to be an asbestos material			NF	Non Friable material
				PF	Potentially Friable material

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.

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 known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.

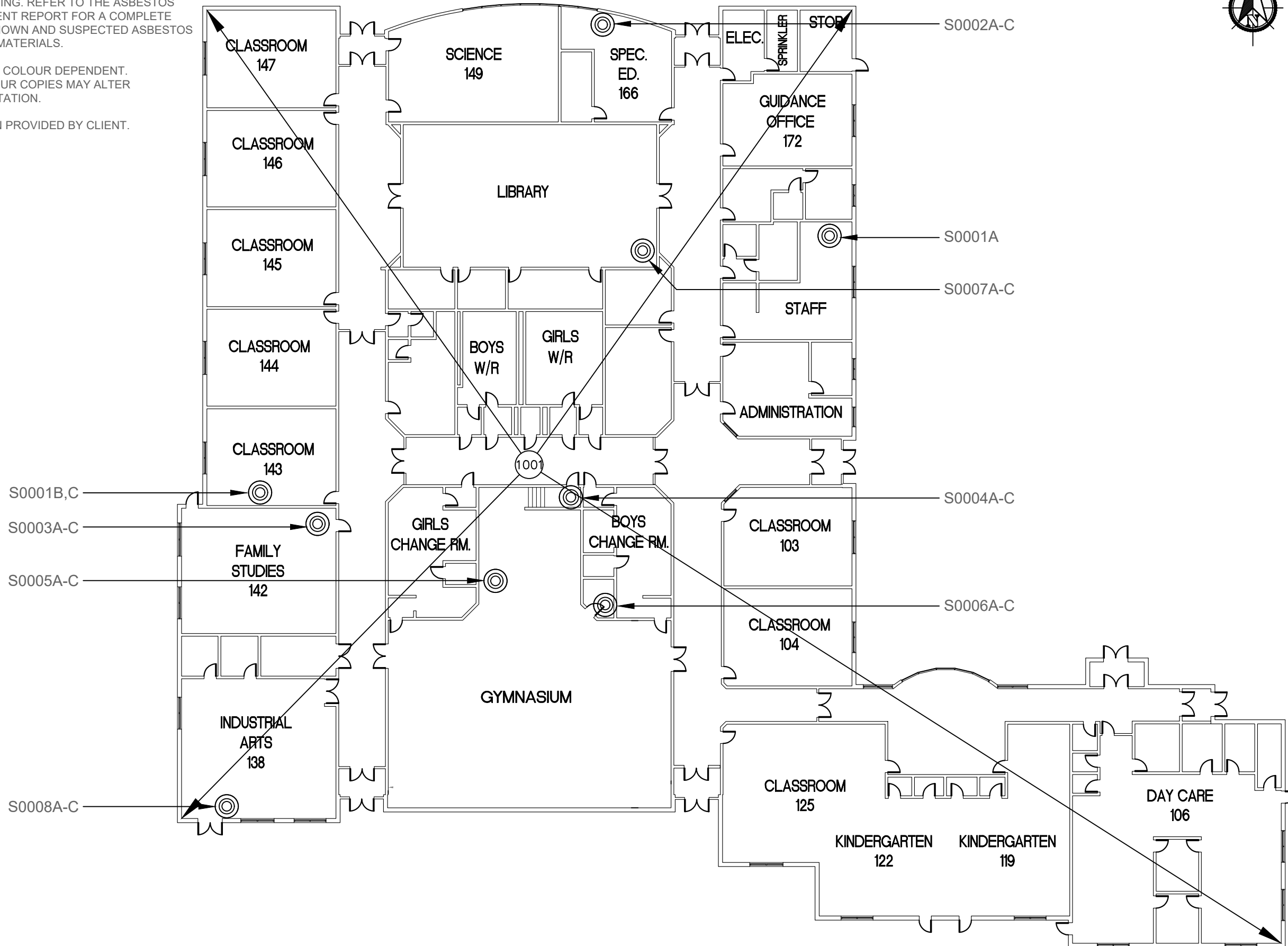
Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair
(7)	Management program and surveillance				

**APPENDIX V**  
**Drawings**

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

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

BASE PLAN PROVIDED BY CLIENT.



905-577-6206 [www.pinchin.com](http://www.pinchin.com)

LEGEND:

- (X) LOCATION NUMBER
- (⊙) ASBESTOS BULK SAMPLE

CLIENT:



Hamilton-Wentworth  
Catholic District School Board  
*Believing, Achieving, Serving*

LOCATION:

ST BERNADETTE  
270 GOVERNORS ROAD  
DUNDAS, ONTARIO

TITLE:

ASBESTOS REASSESSMENT  
FLOOR LEVEL 1

DATE:

MAY 2023

PROJECT # :

320566.001

DRAWN BY:

J.M.B.

DRAWING:

CHECKED BY:

E.B.

1 OF 1

SCALE:

NTS

**APPENDIX VI**  
**Methodology**





## **1.0 GENERAL**

Pinchin conducted an inspection of previously identified asbestos-containing materials (ACM) to evaluate the current condition of all accessible ACM identified in the most recent assessment.

The surveyor made reference to any existing assessment or abatement reports (as provided by the Client).

Materials listed as exclusions in the previous reports have remained as exclusions. Sampling, assessment or verification of excluded materials was not conducted.

Existing sampling data, where available, was reviewed and relied upon.

Where sampling was conducted, sample collection was conducted in accordance with our Standard Operating Procedures.

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 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.

The following summarizes the criteria of asbestos definitions.



<b>Jurisdiction</b>	<b>Friable</b>	<b>Non-Friable</b>
Ontario	0.5%	0.5%

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

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

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

For a complete description of the Evaluation Criteria and Basis of Recommendations, refer to Annex A.

Template: Methodology for Asbestos Reassessment, HAZ, July 27, 2021

## **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:

<b>Good</b>	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.
<b>Poor</b>	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:

<b>Good</b>	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.
<b>Fair</b>	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.

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<b>Poor</b>	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.
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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:

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<b>Good</b>	No significant damage or deterioration. Still serving its intended use as a building material or finish.
<b>Fair</b>	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.
<b>Poor</b>	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.

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### 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:

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<b>Good</b>	No significant damage or deterioration. Still serving its intended use as a building material or finish.
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<b>Fair</b>	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.
<b>Poor</b>	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.

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## 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).

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<b>Debris</b>	Debris may be friable or non-friable but is always identified as debris.
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## 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:

<b>Access (A)</b>	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)
<b>Access (B)</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.
<b>Access (C) and Visible</b>	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. Visible column on HMIS sheets will say YES.
<b>Access (C) and not Visible</b>	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 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. Visible column on HMIS sheets will say NO.
<b>Access (D)</b>	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 <sup>1</sup>	Action 5 <sup>2</sup>	Action 3	Action 1
(B)	Action 7	Action 6 <sup>3</sup>	Action 3	Action 1
(C) Visible	Action 7	Action 6	Action 3	Action 2
(C) Not Visible	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 <sup>4</sup>	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	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

#### 4.2 Action Definitions

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

##### Action Definitions

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

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

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

<sup>4</sup> 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



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**Action Definitions**

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<b>Action 2</b>	<p>Precautions for Access Which may Disturb ACM Debris</p> <p>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.</p>
<b>Action 3</b>	<p>ACM Removal</p> <p>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.</p>
<b>Action 4</b>	<p>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.</p>
<b>Action 5</b>	<p>Proactive ACM Removal</p> <p>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.</p>
<b>Action 6</b>	<p>ACM Repair</p> <p>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</p>
<b>Action 7</b>	<p>Asbestos Management Program with Routine Surveillance Implement an Asbestos Management Program, including routine surveillance of ACM. Reassess materials regularly (typically once per year).</p>

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