



Hazardous Building Materials Assessment (Pre-construction)

Ron Joyce Centre
325 Wellington Street North,
Hamilton, Ontario

Prepared for:

Hamilton Health Sciences

711 Concession Street,
Hamilton, Ontario, L8V 5C2

November 2, 2022

Pinchin File: 303980.041



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EXECUTIVE SUMMARY

Hamilton Health Sciences (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Ron Joyce Centre located at 325 Wellington Street North, Hamilton, Ontario. Pinchin performed the assessment on October 12, 2022.

The objective of the assessment was to identify specified hazardous building materials in preparation for long-term management and limited pre-construction work. The objective of the assessment was to document the locations of specified hazardous building materials, evaluate their condition and develop corrective action plans as required for the purposes of long-term management. If performing construction, results of this assessment are intended for use with a properly developed scope of work and performance specification.

The assessed area consisted of all parts of the building, except for the roof.

SUMMARY OF FINDINGS

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

Asbestos: Asbestos-containing materials are not present.

Lead:

- Lead within batteries of emergency lights.
- Lead is presumed present in electrical components and solder on pipe connections.

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

Mercury: Mercury vapour is present in lamp tubes.

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. Prepare plans and performance specifications for hazardous material removal required for planned work. The specifications should include the scope of work, safe work practices, personal protective equipment, respiratory protection and disposal of waste materials.
2. If suspected hazardous building materials are discovered during planned work, which are not identified in this report, do not disturb and inform Pinchin immediately to conduct further testing.
3. Investigate any items excluded from the scope of work of this report (destructive testing (i.e., coring and/or removal of building finishes and components), and sampling of materials not previously tested (i.e., roofing materials, caulking, mastics/adhesives, gaskets, elevator and lift brakes, etc.)). Ideally this investigation will be performed as part of the development of the specifications, or at minimum immediately prior to commencing renovations.
4. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
5. Retain a qualified consultant to specify, inspect and verify the successful removal of hazardous materials.
6. Update the asbestos inventory upon sampling of items excluded from this assessment.
7. If damage to any hazardous materials are found, they are to be reported to the HHS Project Manager immediately for corrective actions.
8. Recycle mercury-containing lamp tubes when removed from service.
9. Follow appropriate safe work procedures when handling or disturbing lead and silica.

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



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1.0 INTRODUCTION AND SCOPE

Hamilton Health Sciences (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at the Ron Joyce Centre, located at 325 Wellington Street North, Hamilton, Ontario.

Pinchin performed the assessment on October 12, 2022. The surveyor 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 long-term management and limited pre-construction work. The objective of the assessment was to document the locations of specified hazardous building materials, evaluate their condition and develop corrective action plans as required for the purposes of long-term management. If performing construction, results of this assessment are intended for use with a properly developed scope of work and performance specification.

1.1 Scope of Assessment

The **assessed area** consisted of all parts of the building, except for the roof.

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

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

- Asbestos
- Lead
- Silica
- Mercury
- Mould

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

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions
- Ethylene oxide
- Isocyanates



- Vinyl chloride monomer

2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined in the scope.

Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted. Demolition of wall and ceiling finishes (drywall) to view concealed conditions 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	Children's Health Care
Number of Floors	The building is four storeys plus a mechanical penthouse.
Total Area	The total area of the building is approximately 200,000 square feet.
Year of Construction	The building was constructed in 2012.
Structure	Poured concrete, structural steel
Exterior Cladding	Stone, brick veneer
HVAC	Forced air
Roof	Not assessed
Flooring	Linoleum sheet flooring, poured concrete, ceramic tiles
Interior Walls	Drywall, poured concrete
Ceilings	Acoustic ceiling tiles, drywall

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 Spray-Applied Insulation.

Spray-applied fireproofing and overspray present on the structure throughout the assessed area does not contain asbestos due to the date of the building construction (2012).

4.1.2 Pipe Insulation

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

4.1.3 Duct Insulation and Mastic

Grey duct mastic present at seams / joints on ducts throughout the assessed area does not contain asbestos (samples S0003A-C, Photo 1).

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

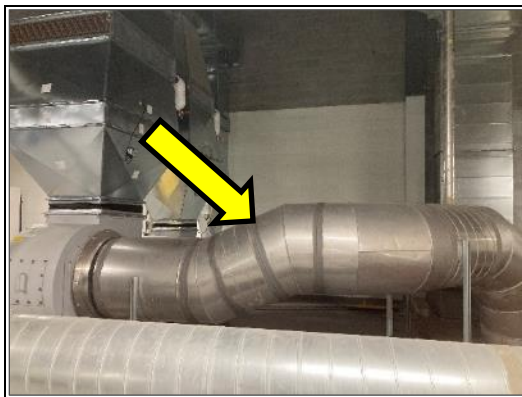


Photo 1

4.1.4 Mechanical Equipment Insulation

Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.

4.1.5 Acoustic Ceiling Tiles

Ceiling tiles are presumed to be non-asbestos based on the age of the materials determined from the age of the building construction. The tiles were manufactured after asbestos stopped being used in acoustic ceiling tiles.

4.1.6 Drywall Joint Compound

Asbestos in drywall joint compound was banned in Canada in 1980. Drywall joint compound in the assessed area was installed on or after 2012 and is presumed to contain no asbestos.

4.1.7 Sheet Flooring

Sheet flooring is presumed to be non-asbestos based on historical knowledge of the type of flooring (linoleum without a paper backing layer) and date of installation (2012).

Mastic under sheet flooring is presumed to be non-asbestos based on the date of the building construction (2012).

4.1.8 Firestopping

The following table presents a summary of firestopping present:

Colour, Photo #	Application	Sample Number	Asbestos Type
Red, Photo 1	Conduit penetrations through walls	S0004A-C	None Detected
Pink, Photo 2	Pipe penetrations through walls	S0008A-C	None Detected
Grey, Photo 3	Pipe penetrations through floors	S0007A-C	None Detected
Brown, Photo 4	Conduit penetrations through walls	S0009A-C	None Detected
White, Photo 5	Duct penetrations through walls	S0010A-C	None Detected

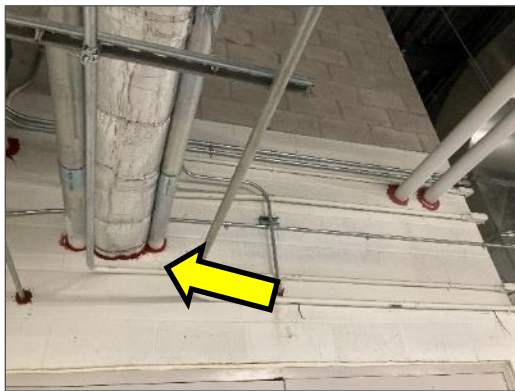


Photo 1

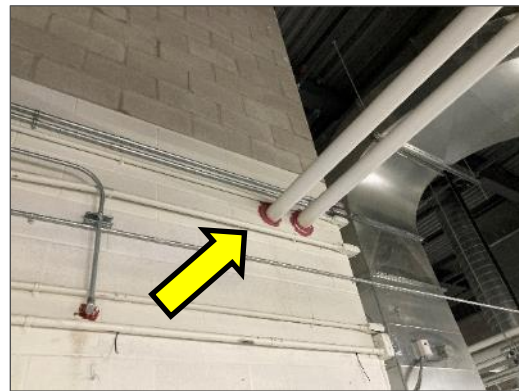


Photo 2



Photo 3




Photo 4

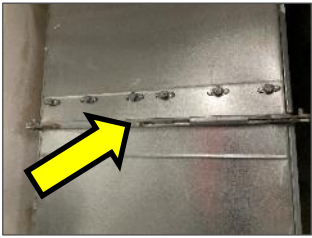

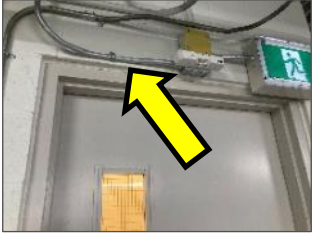



Photo 5

4.1.9 Caulking and Putty

The following is a summary of caulking and putties sampled, for a complete list of locations, refer to Appendix V.

Material, Description and Application	Sample Number	Asbestos	Photo
Caulking, grey around windows	S0001A-C	No	

Material, Description and Application	Sample Number	Asbestos	Photo
Caulking, beige in-between ducts	S0002A-C	No	
Putty, black window putty	S0005A-C	No	
Caulking, white around doors	S0006A-C	No	
Caulking, black at drywall and deck	S0011A-C	No	

4.1.10 Excluded Materials

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

- Roofing tar, mastics
- Ceramic tile setting compound
- Elevator and lift brakes
- Electrical components
- Mechanical packing, ropes, and gaskets
- Vermiculite

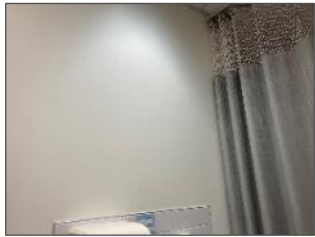


- Adhesives and duct mastics not sampled
- Caulking and putties not sampled
- Fire resistant doors
- Vibration dampers on HVAC equipment
- Sealants on pipe threads

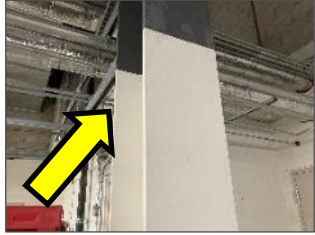





4.2 Lead

4.2.1 Paints and Surface Coatings

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

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Lead (%)	Photo
L0001	White, drywall wall	<0.0055	
L0002	Mustard, drywall wall	0.0065	
L0003	Grey, steel column	<0.0049	

Sample Number	Colour, Substrate Description	Lead (%)	Photo
L0004	White, steel column	<0.0036	
L0005	Blue, drywall wall	<0.0034	
L0006	Grey/blue, drywall	0.0050	
L0007	Lavender, drywall wall	<0.0042	
L0008	Grey, concrete floor	<0.0033	
L0009	Green, drywall wall	<0.0074	

Paint containing less than 0.009% (90 mg/kg) lead is assumed to be insignificant.

4.2.2 *Lead Products and Applications*

Lead-containing batteries are present in emergency lighting.

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
- Glazing on ceramic tiles

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
- Drywall
- Ceiling tiles

4.4 **Mercury**

4.4.1 *Lamps*

Mercury vapour is present in fluorescent lamp tubes.

4.4.2 *Mercury-Containing Devices*

Mercury-containing devices were not found during the assessment.

4.5 **Mould and Water Damage**

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

5.0 **RECOMMENDATIONS**

5.1 **General**

1. Prepare plans and performance specifications for hazardous material removal required for planned work. The specifications should include the scope of work, safe work

practices, personal protective equipment, respiratory protection, and disposal of waste materials.

2. If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb and inform Pinchin immediately to conduct further testing.
3. Investigate any items excluded from the scope of work of this report (destructive testing (i.e. coring and/or removal of building finishes and components), and sampling of materials not previously tested (i.e. roofing materials, caulking, mastics/adhesives, gaskets, elevator and lift brakes, etc.)). Ideally this investigation will be performed as part of the development of the specifications, or at minimum immediately prior to commencing renovations.
4. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
5. Retain a qualified consultant to specify, inspect and verify the successful removal of hazardous materials.
6. Update the asbestos inventory upon sampling of items excluded from this assessment.

5.2 Building Renovation Work

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

5.2.1 Lead

Exposure from construction disturbance of paints containing lead less than 0.009% (90 mg/kg) is assumed to be insignificant.

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

5.2.2 Silica

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



5.2.3 Mercury

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

6.0 TERMS AND LIMITATIONS

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

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

7.0 REFERENCES

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

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair.
5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.
7. Silica on Construction Projects, Ministry of Labour Guidance Document.
8. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.

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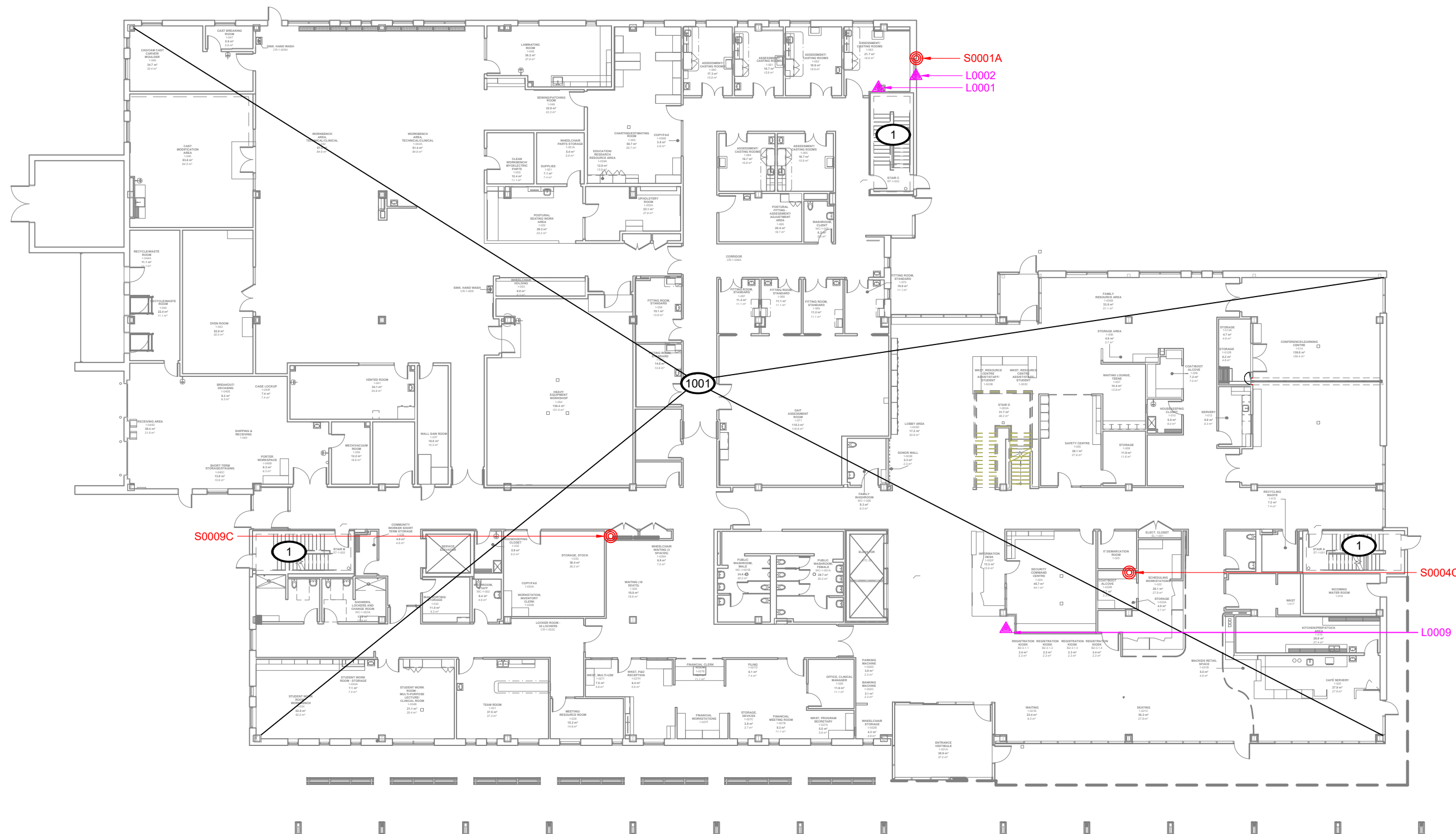
Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, September 9, 2022

APPENDIX I
Drawings



LEGEND

- X PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- ▲ LEAD BULK SAMPLE



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

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

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
HAMILTON HEALTH SCIENCES

PROJECT LOCATION:
**RON JOYCE CENTRE
325 WELLINGTON STREET NORTH
HAMILTON, ON**

FIGURE NAME:
FLOOR 1

PROJECT NUMBER: 303980.041	SCALE: NOT TO SCALE
DRAWN BY: GC	REVIEWED BY: EB
DATE: NOVEMBER 2022	FIGURE NUMBER: 1 OF 5

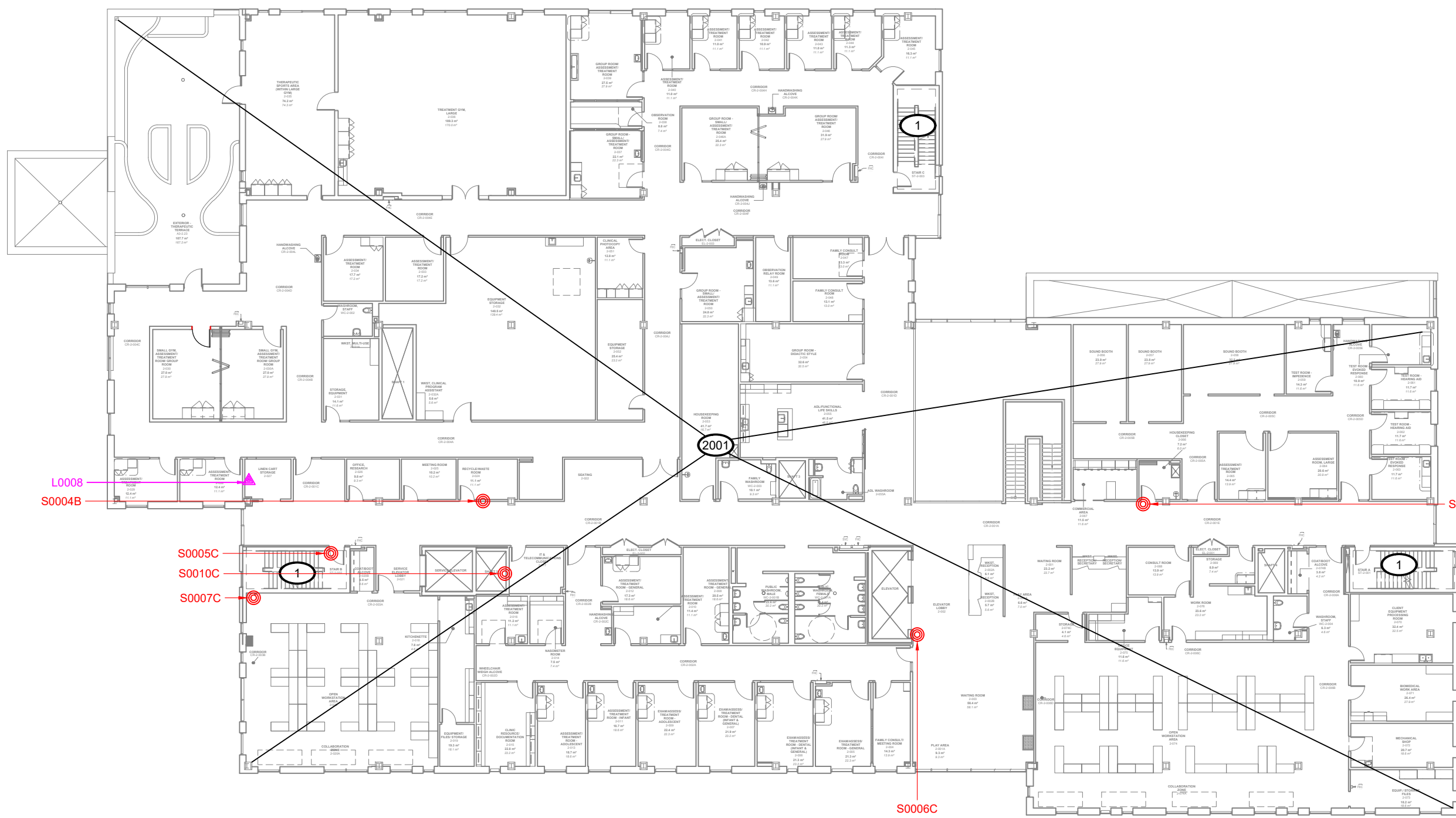


LEGEND

(X) PINCHIN LOCATION NUMBER

ASBESTOS BULK SAMPLE

LEAD BULK SAMPLE



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

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

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
HAMILTON HEALTH SCIENCES

PROJECT LOCATION:
**RON JOYCE CENTRE
325 WELLINGTON STREET NORTH
HAMILTON, ON**

FIGURE NAME:
FLOOR 2

PROJECT NUMBER:
303980.041

SCALE:
NOT TO SCALE

DRAWN BY:
GC

REVIEWED BY:
EB

DATE:
NOVEMBER 2022

FIGURE NUMBER:
2 OF 5



LEGEND

- X PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- ▲ LEAD BULK SAMPLE

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

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

BASE PLAN PROVIDED BY CLIENT.

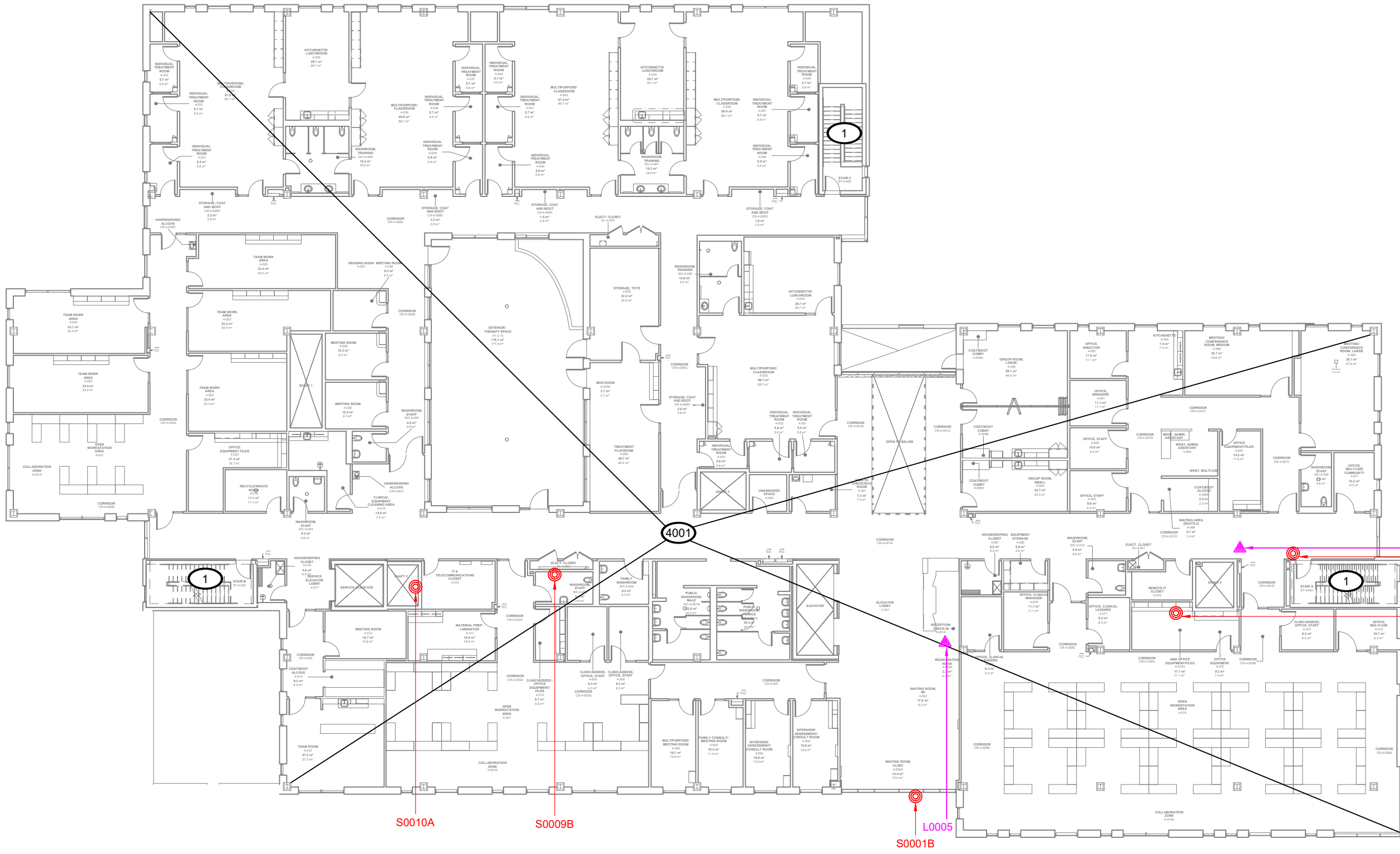


PROJECT NAME: HAZARDOUS BUILDING MATERIALS ASSESSMENT	
CLIENT NAME: HAMILTON HEALTH SCIENCES	
PROJECT LOCATION: RON JOYCE CENTRE 325 WELLINGTON STREET NORTH HAMILTON, ON	
FIGURE NAME: FLOOR 3	
PROJECT NUMBER: 303980.041	SCALE: NOT TO SCALE
DRAWN BY: GC	REVIEWED BY: EB
DATE: NOVEMBER 2022	FIGURE NUMBER: 3 OF 5



LEGEND

- X PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- ▲ LEAD BULK SAMPLE



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

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

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:

HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:

HAMILTON HEALTH SCIENCES

PROJECT LOCATION:

**RON JOYCE CENTRE
325 WELLINGTON STREET NORTH
HAMILTON, ON**

FIGURE NAME:

FLOOR 4

PROJECT NUMBER:
303980.041

SCALE:
NOT TO SCALE

DRAWN BY:
GC




REVIEWED BY:
EB

DATE:
NOVEMBER 2022

FIGURE NUMBER:
4 OF 5



LEGEND

-  PINCHIN LOCATION NUMBER
-  ASBESTOS BULK SAMPLE
-  LEAD BULK SAMPLE

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

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

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:

HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:

HAMILTON HEALTH SCIENCES

PROJECT LOCATION:

**RON JOYCE CENTRE
325 WELLINGTON STREET NORTH
HAMILTON, ON**

FIGURE NAME:

FLOOR 5

PROJECT NUMBER:

303980.041

SCALE:

NOT TO SCALE

DRAWN BY:

GC

REVIEWED BY:

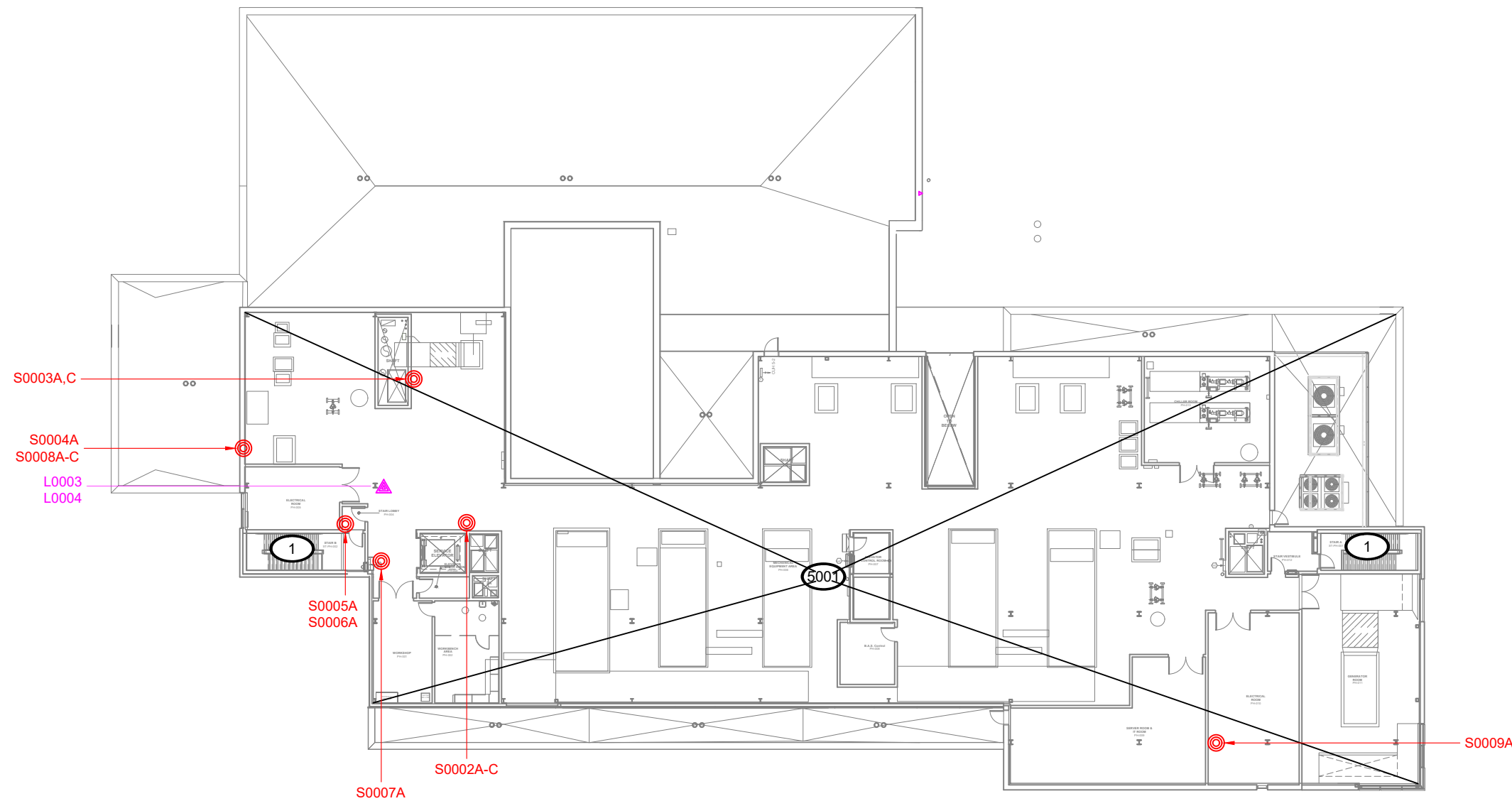
EB

DATE:

NOVEMBER 2022

FIGURE NUMBER:

5 OF 5



APPENDIX II-A
Asbestos Analytical Certificates



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E



Customer: Pinchin Ltd.
6-875 Main St West, Suite 200
Hamilton, ON L8S 4R9

Attn: Emily Balfour
Anthony LoDuca

Lab Order ID: 10008150
Analysis: PLM
Date Received: 10/13/2022
Date Reported: 10/20/2022

Project: 303980.041 RJC

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0001A	Window,Caulking,Grey,Loc: 1001,First Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0001					Ashed
S0001B	Window,Caulking,Grey,Loc: 4001,Fourth Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0002					Ashed
S0001C	Window,Caulking,Grey,Loc: 3001,Third Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0003					Ashed
S0002A	Duct,Caulking,Beige,Loc:500 1,Mechanical Penthouse	None Detected		100% Other	Beige Non-Fibrous Homogeneous
10008150_0004					Ashed
S0002B	Duct,Caulking,Beige,Loc:500 1,Mechanical Penthouse	None Detected		100% Other	Beige Non-Fibrous Homogeneous
10008150_0005					Ashed
S0002C	Duct,Caulking,Beige,Loc:500 1,Mechanical Penthouse	None Detected		100% Other	Beige Non-Fibrous Homogeneous
10008150_0006					Ashed
S0003A	Duct,Mastic, Grey,Loc:5001,Mechanical Penthouse	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0007					Ashed
S0003B	Duct,Mastic, Grey,Loc:2001,Second Floor	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0008					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 1%.

Lachlan Krenz (33)

Analyst

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888



Bulk Asbestos Analysis

By Polarized Light Microscopy
 EPA Method: 600/R-93/116 and
 40 CFR, Part 763, Subpart E, App.E



Customer: Pinchin Ltd.
 6-875 Main St West, Suite 200
 Hamilton, ON L8S 4R9

Attn: Emily Balfour
 Anthony LoDuca

Lab Order ID: 10008150
Analysis: PLM
Date Received: 10/13/2022
Date Reported: 10/20/2022

Project: 303980.041 RJC

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0003C	Duct,Mastic, Grey,Loc:5001,Mechanical Penthouse	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0009					Ashed
S0004A	Wall,Firestopping (mastic) ,Red,Loc:5001,Mechanical Penthouse	None Detected		100% Other	Red Non-Fibrous Homogeneous
10008150_0010					Ashed
S0004B	Wall,Firestopping (mastic) ,Red,Loc:2001,Second Floor	None Detected		100% Other	Red Non-Fibrous Homogeneous
10008150_0011					Ashed
S0004C	Wall,Firestopping (mastic) ,Red,Loc:1001,First Floor	None Detected		100% Other	Red Non-Fibrous Homogeneous
10008150_0012					Ashed
S0005A	Door,Putty,Black,Loc:5001, Mechanical Penthouse	None Detected		100% Other	Black Non-Fibrous Homogeneous
10008150_0013					Ashed
S0005B	Door,Putty,Black,Loc:4001,F ourth Floor	None Detected		100% Other	Black Non-Fibrous Homogeneous
10008150_0014					Ashed
S0005C	Door,Putty,Black,Loc:2001,S econd Floor	None Detected		100% Other	Black Non-Fibrous Homogeneous
10008150_0015					Ashed
S0006A	Door,Caulking,White,Loc:50 01,Mechanical Penthouse	None Detected		100% Other	White Non-Fibrous Homogeneous
10008150_0016					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 1%.

Lachlan Krenz (33)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
 EPA Method: 600/R-93/116 and
 40 CFR, Part 763, Subpart E, App.E



Customer: Pinchin Ltd.
 6-875 Main St West, Suite 200
 Hamilton, ON L8S 4R9

Attn: Emily Balfour
 Anthony LoDuca

Lab Order ID: 10008150
Analysis: PLM
Date Received: 10/13/2022
Date Reported: 10/20/2022

Project: 303980.041 RJC

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0006B	Door,Caulking,White,Loc:3001,Third Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10008150_0017					Ashed
S0006C	Door,Caulking,White,Loc:2001,Second Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10008150_0018					Ashed
S0007A	Floor,Firestopping (mastic),Grey,Loc:5001,Mechanical Penthouse	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0019					Ashed
S0007B	Floor,Firestopping (mastic),Grey,Loc:1,Stairwells	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0020					Ashed
S0007C	Floor,Firestopping (mastic),Grey,Loc:1,Stairwells	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10008150_0021					Ashed
S0008A	Wall,Firestopping (mastic),Pink,Loc:5001,Mechanical Penthouse	None Detected		100% Other	Pink Non-Fibrous Homogeneous
10008150_0022					Ashed
S0008B	Wall,Firestopping (mastic),Pink,Loc:5001,Mechanical Penthouse	None Detected		100% Other	Pink Non-Fibrous Homogeneous
10008150_0023					Ashed
S0008C	Wall,Firestopping (mastic),Pink,Loc:5001,Mechanical Penthouse	None Detected		100% Other	Pink Non-Fibrous Homogeneous
10008150_0024					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 1%.

Lachlan Krenz (33)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E



Customer: Pinchin Ltd.
6-875 Main St West, Suite 200
Hamilton, ON L8S 4R9

Attn: Emily Balfour
Anthony LoDuca

Lab Order ID: 10008150
Analysis: PLM
Date Received: 10/13/2022
Date Reported: 10/20/2022

Project: 303980.041 RJC

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0009A	Wall, Firestopping (mastic), Brown, Loc: 5001, Mechanical Penthouse	None Detected		100% Other	Brown Non-Fibrous Homogeneous
10008150_0025					Ashed
S0009B	Wall, Firestopping (mastic), Brown, Loc: 4001, Fourth Floor	None Detected		100% Other	Brown Non-Fibrous Homogeneous
10008150_0026					Ashed
S0009C	Wall, Firestopping (mastic), Brown, Loc: 1001, First Floor	None Detected		100% Other	Brown Non-Fibrous Homogeneous
10008150_0027					Ashed
S0010A	Wall, Firestopping (mastic), White, Loc: 4001, Fourth Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10008150_0028					Ashed
S0010B	Wall, Firestopping (mastic), White, Loc: 3001, Third Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10008150_0029					Ashed
S0010C	Wall, Firestopping (mastic), White, Loc: 2001, Second Floor	None Detected		100% Other	White Non-Fibrous Homogeneous
10008150_0030					Ashed
S0011A	Wall, Caulking, Black (drywall Wall And Deck), Loc: 4001, Fourth Floor	None Detected		100% Other	Black Non-Fibrous Homogeneous
10008150_0031					Ashed
S0011B	Wall, Caulking, Black (drywall Wall And Deck), Loc: 4001, Fourth Floor	None Detected		100% Other	Black Non-Fibrous Homogeneous
10008150_0032					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 1%.

Lachlan Krenz (33)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E



Customer: Pinchin Ltd.
6-875 Main St West, Suite 200
Hamilton, ON L8S 4R9

Attn: Emily Balfour
Anthony LoDuca

Lab Order ID: 10008150

Analysis: PLM

Date Received: 10/13/2022

Date Reported: 10/20/2022

Project: 303980.041 RJC

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S0011C	Wall,Caulking,Black (drywall Wall And Deck) ,Loc:4001,Fourth Floor	None Detected		100% Other	Black Non-Fibrous Homogeneous
10008150_0033					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 1%.

Lachlan Krenz (33)

Analyst

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

10008150

Version 1-15-2012

Client:	Pinchin Ltd.	*Instructions: Use Column "B" for your contact info To See an Example Click the bottom Example Tab. 33 <i>Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample.</i> Only Enter your data on the first sheet "Sheet1" Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.
Contact:	Emily Balfour /Anthony LoDuca	
Address:		
Phone:		
Fax:		
Email:	ebalfour@pinchin.com aloduca@pinchin.com	
Project:	303980.041 RJC	
Client Notes:	Stop positive on all samples. *do not analyze drywall joint compound if present in any samples*	
P.O. #:	303980.041	
Date Submitted:	10-12-2022	
Analysis:	PLM BULK EPA 600	
TurnAroundTime:	5 Day TAT	

Scientific Analytical Institute


4604 Dundas Dr.
Greensboro, NC 27407
Phone: 336.292.3888
Fax: 336.292.3313
Email: lab@sailab.com

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
---------------	-----------------------	--------------------	-----------------------

<<			
S0001A		Window,Caulking,Grey,Loc:1001,First Floor	
S0001B		Window,Caulking,Grey,Loc:4001,Fourth Floor	
S0001C		Window,Caulking,Grey,Loc:3001,Third Floor	
S0002A		Duct,Caulking,Beige,Loc:5001,Mechanical Penthouse	
S0002B		Duct,Caulking,Beige,Loc:5001,Mechanical Penthouse	
S0002C		Duct,Caulking,Beige,Loc:5001,Mechanical Penthouse	
S0003A		Duct,Mastic, Grey,Loc:5001,Mechanical Penthouse	
S0003B		Duct,Mastic, Grey,Loc:2001,Second Floor	
S0003C		Duct,Mastic, Grey,Loc:5001,Mechanical Penthouse	
S0004A		Wall,Firestopping (mastic),Red,Loc:5001,Mechanical Penthouse	
S0004B		Wall,Firestopping (mastic),Red,Loc:2001,Second Floor	
S0004C		Wall,Firestopping (mastic),Red,Loc:1001,First Floor	
S0005A		Door,Putty,Black,Loc:5001,Mechanical Penthouse	
S0005B		Door,Putty,Black,Loc:4001,Fourth Floor	
S0005C		Door,Putty,Black,Loc:2001,Second Floor	
S0006A		Door,Caulking,White,Loc:5001,Mechanical Penthouse	

Accepted

Rejected

Kubel
11/13
10:20

S0006B	Door,Caulking,White,Loc:3001,Third Floor
S0006C	Door,Caulking,White,Loc:2001,Second Floor
S0007A	Floor,Firestopping (mastic),Grey,Loc:5001,Mechanical Penthouse
S0007B	Floor,Firestopping (mastic),Grey,Loc:1,Stairwells
S0007C	Floor,Firestopping (mastic),Grey,Loc:1,Stairwells
S0008A	Wall,Firestopping (mastic),Pink,Loc:5001,Mechanical Penthouse
S0008B	Wall,Firestopping (mastic),Pink,Loc:5001,Mechanical Penthouse
S0008C	Wall,Firestopping (mastic),Pink,Loc:5001,Mechanical Penthouse
S0009A	Wall,Firestopping (mastic),Brown,Loc:5001,Mechanical Penthouse
S0009B	Wall,Firestopping (mastic),Brown,Loc:4001,Fourth Floor
S0009C	Wall,Firestopping (mastic),Brown,Loc:1001,First Floor
S0010A	Wall,Firestopping (mastic),White,Loc:4001,Fourth Floor
S0010B	Wall,Firestopping (mastic),White,Loc:3001,Third Floor
S0010C	Wall,Firestopping (mastic),White,Loc:2001,Second Floor
S0011A	Wall,Caulking,Black (drywall Wall And Deck),Loc:4001,Fourth Floor
S0011B	Wall,Caulking,Black (drywall Wall And Deck),Loc:4001,Fourth Floor
S0011C	Wall,Caulking,Black (drywall Wall And Deck),Loc:4001,Fourth Floor
>>	

APPENDIX II-B
Lead Analytical Certificates



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: Pinchin Ltd.
6-875 Main St West, Suite 200
Hamilton, ON L8S 4R9

Attn: Emily Balfour
Anthony LoDuca

Lab Order ID: 10008153
Analysis: PBP
Date Received: 10/13/2022
Date Reported: 10/20/2022

Project: 303980.041 RJC

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
L0001	Wall, Drywall And Joint Compound, White,Loc:1001,First Floor	0.0725	<55	<0.0055%
10008153_0001				
L0002	Wall, Drywall And Joint Compound, Mustard,Loc:1001,First Floor	0.0763	65	0.0065%
10008153_0002				
L0003	Struct, Metal, Grey,Loc:5001,Mechanical Penthouse	0.0326	<49	<0.0049%
10008153_0003				
L0004	Struct, Metal, White,Loc:5001,Mechanical Penthouse	0.1100	<36	<0.0036%
10008153_0004				
L0005	Wall, Drywall And Joint Compound, Blue,Loc:4001,Fourth Floor	0.0469	<34	<0.0034%
10008153_0005				
L0006	Wall, Drywall And Joint Compound, Grey Blue,Loc:4001,Fourth Floor	0.1013	50.	0.0050%
10008153_0006				
L0007	Wall, Drywall And Joint Compound, Lavender,Loc:3001,Third Floor	0.0379	<42	<0.0042%
10008153_0007				
L0008	Floor, Concrete (poured), Grey,Loc:2001,Second Floor	0.1222	<33	<0.0033%
10008153_0008				

Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Matthew Caffey (9)

Analyst

Approved Signatory



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: Pinchin Ltd.
6-875 Main St West, Suite 200
Hamilton, ON L8S 4R9

Attn: Emily Balfour
Anthony LoDuca

Lab Order ID: 10008153
Analysis: PBP
Date Received: 10/13/2022
Date Reported: 10/20/2022

Project: 303980.041 RJC

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
L0009	Wall, Drywall And Joint Compound, Green, Loc:1001, First Floor	0.0537	<74	<0.0074%
10008153_0009				

Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Matthew Caffey (9)

Analyst

Approved Signatory

10008153

Version 1-15-2012

Client: Pinchin Ltd.
Contact: Emily Balfour / Anthony LoDuca
Address:
Phone:
Fax:
Email: ebalfour@pinchin.com
aloduca@pinchin.com

Project: 303980.041 RJC

Client Notes:

P.O. #: 303980.041
Date Submitted: 10-12-2022

Analysis: Paint Chips Flame AA
TurnAroundTime: 5 Day TAT

***Instructions:**
 Use Column "B" for your contact info

To See an Example Click the bottom Example Tab.

9

Begin Samples with "<<" **above the first sample and end with a "**>>" **below the last sample. Only Enter your data on the first sheet "Sheet1"**

Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.

Scientific Analytical Institute



4604 Dundas Dr.
 Greensboro, NC 27407
 Phone: 336.292.3888
 Fax: 336.292.3313
 Email: lab@sailab.com

- <<
- L0001 Wall, Drywall And Joint Compound, White, Loc:1001, First Floor
- L0002 Wall, Drywall And Joint Compound, Mustard, Loc:1001, First Floor
- L0003 Struct, Metal, Grey, Loc:5001, Mechanical Penthouse
- L0004 Struct, Metal, White, Loc:5001, Mechanical Penthouse
- L0005 Wall, Drywall And Joint Compound, Blue, Loc:4001, Fourth Floor
- L0006 Wall, Drywall And Joint Compound, Grey Blue, Loc:4001, Fourth Floor
- L0007 Wall, Drywall And Joint Compound, Lavender, Loc:3001, Third Floor
- L0008 Floor, Concrete (poured), Grey, Loc:2001, Second Floor
- L0009 Wall, Drywall And Joint Compound, Green, Loc:1001, First Floor
- >>

Accepted

Rejected

Kevin
 10/19/2020

APPENDIX III
Methodology



1.0 GENERAL

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

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

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

1.1 Asbestos

The inspection 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.

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.

Analytical results were compared to the following criteria.

Jurisdiction*	Friable	Non-Friable
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.

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 was collected. The samples were collected by scraping the painted finish to include base and covering applications.

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

Analytical results were compared to the following criteria.

Jurisdiction*	Units (%)	Units (ppm) / (mg/kg)
Ontario	0.1	1000

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.

1.3 Silica

Building materials known to contain crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) were identified by visual inspection only. Pinchin did not perform sampling of these materials for laboratory analysis of crystalline silica content.

1.4 Mercury

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury was identified by visually inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

1.5 Polychlorinated Biphenyls

Based on date of construction (2012), PCBs are not suspected to be present.



1.6 Visible Mould

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

Template: Methodology for Hazardous Building Materials Assessment, HAZ, November 23, 2021

APPENDIX IV
Location Summary Report

Client: Hamilton Health Sciences
Building Name: Ron Joyce Centre
Survey Date:

Site: 325 Wellington Street North, Hamilton, ON

Last Re-Assessment:

Location No.	Name or Description	Area ft ²	Floor No.	Bldg. Phase	Notes
1	Stairwells	0	ALL	A	
1001	First Floor	0	1	A	
2001	Second Floor	0	1	A	
3001	Third Floor	0	3	A	
4001	Fourth Floor	0	4	A	
5001	Mechanical Penthouse	0	5	A	

APPENDIX V

Hazardous Materials Summary Report / Sample Log

Client: Hamilton Health Sciences

Site: 325 Wellington Street North, Hamilton, ON

Building Name: Ron Joyce Centre

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Other Window Caulking Grey	1001,2001,3001,4001	A	0	0	0	0	None Detected	No	
Asbestos	S0002 ABC	Duct Caulking Beige	1001,2001,3001,4001,5001	A	0	0	0	0	None Detected	No	
Asbestos	S0003 ABC	Duct Mastic, Grey	1001,2001,3001,4001,5001	A	0	0	0	0	None Detected	No	
Asbestos	S0004 ABC	Wall Firestopping (mastic) Red	1,1001,2001,3001,4001,5001	A	0	0	0	0	None Detected	No	
Asbestos	S0005 ABC	Other Door Putty Black	1001,2001,3001,4001,5001	A	0	0	0	0	None Detected	No	
Asbestos	S0006 ABC	Other Door Caulking White	1001,2001,3001,4001,5001	A	0	0	0	0	None Detected	No	
Asbestos	S0007 ABC	Floor Firestopping (mastic) Grey	1,1001,2001,3001,4001,5001	A	0	0	0	0	None Detected	No	
Asbestos	S0008 ABC	Wall Firestopping (mastic) Pink	1001,2001,3001,4001,5001	A	0	0	0	0	None Detected	No	
Asbestos	S0009 ABC	Wall Firestopping (mastic) Brown	1001,2001,3001,4001,5001	A	0	0	0	0	None Detected	No	
Asbestos	S0010 ABC	Wall Firestopping (mastic) White	1001,2001,3001,4001	A	0	0	0	0	None Detected	No	
Asbestos	S0011 ABC	Wall Caulking Black (drywall Wall And Deck)	1001,2001,3001,4001	A	0	0	0	0	None Detected	No	
Asbestos	V0000	Ceiling Acoustic Tile Ceiling Tiles (lay-in) 24x48 White Textured	1001,2001,3001,4001,5001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling Drywall And Joint Compound	1001,2001,3001,4001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Mastic	1001,2001,3001,4001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Rubber Linoleum Sheet Flooring	1001,2001,3001,4001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure Beam Fireproofing (cementitious)	1001,2001,3001,4001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall Drywall And Joint Compound	1001,2001,3001,4001,5001	A	0	0	0	0	Non Asbestos	No	
Paint	L0001	Wall Drywall And Joint Compound White	1001,2001,3001,4001	A	0	0	0	0		No	-
Paint	L0002	Wall Drywall And Joint Compound Mustard	1001,2001	A	0	0	0	0		No	-
Paint	L0003	Structure Metal Grey	5001	A	0	0	0	0		No	-
Paint	L0004	Structure Metal White	5001	A	0	0	0	0		No	-
Paint	L0005	Wall Drywall And Joint Compound Blue	3001,4001	A	0	0	0	0		No	-
Paint	L0006	Wall Drywall And Joint Compound Grey Blue	3001,4001	A	0	0	0	0		No	-
Paint	L0007	Wall Drywall And Joint Compound Lavender	3001	A	0	0	0	0		No	-
Paint	L0008	Floor Concrete (poured) Grey	1001,2001	A	0	0	0	0		No	-

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Paint	L0009	Wall Drywall And Joint Compound Green	1001	A	0	0	0	0		No	-
Lead Product	V9000	Batteries (other)	1001,2001,3001,4001	A	0	0	0	100	Lead Product	Yes	-
Hg	V9500	Fluorescent Light Tube	1001,2001,3001,4001	A	0	0	0	100	Presumed Hg	Yes	-

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 VI
HMIS All Data Report

Client: Hamilton Health Sciences
Location: #1 : Stairwells
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: ALL

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Floor		Concrete (poured)			A	Y										
Floor		Firestopping (mastic), Grey			B	Y						S0007BC	None Detected	N.D.	None	
Piping		Not Insulated			C	Y										
Structure	Deck	Concrete (poured)			C	Y										
Wall		Concrete (poured)			A	Y										
Wall		Firestopping (mastic), Red			B	Y						V0004	None Detected	N.D.	None	

Client: Hamilton Health Sciences
Location: #1001 : First Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 1

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound			C	Y						V0000	Non-Asbestos		None	
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 white textured			C	Y						V0000	Non-Asbestos		None	
Duct		Fibreglass	Insulation	Foil Face	C	N										
Duct		Not Insulated			C	N										
Duct		Caulking, Beige			C	N						V0002	None Detected	N.D.	None	
Duct		Mastic, Grey			C	N						V0003	None Detected	N.D.	None	
Floor		Ceramic Tiles			A	Y										
Floor		Carpet			A	Y										
Floor		Rubber, Linoleum sheet flooring			A	Y						V0000	Non-Asbestos		None	
Floor		Mastic		Rubber	D	N						V0000	Non-Asbestos		None	
Floor		Firestopping (mastic), Grey			C	N						V0007	None Detected	N.D.	None	
Other	Door	Caulking, White			A	Y						V0006	None Detected	N.D.	None	
Other	Door	Putty, Black			A	Y						V0005	None Detected	N.D.	None	
Other	Window	Caulking, Grey			A	Y						S0001A	None Detected	N.D.	None	
Piping		Fibreglass	Insulation		C	N										
Piping		Not Insulated			C	N										
Structure	Beam, Deck	Steel			C	N										
Structure	Beam	Fireproofing (Cementitious)			C	N						V0000	Non-Asbestos		None	
Wall		Drywall and joint compound			A	Y						V0000	Non-Asbestos		None	
Wall		Ceramic Tiles			A	Y										
Wall		Caulking, Black (drywall wall and deck)			C	N						V0011	None Detected	N.D.	None	
Wall		Firestopping (mastic), Red			A	Y						S0004C	None Detected	N.D.	None	
Wall		Firestopping (mastic), Pink			C	N						V0008	None Detected	N.D.	None	
Wall		Firestopping (mastic), White			C	Y						V0010	None Detected	N.D.	None	
Wall		Firestopping (mastic), Brown			C	N						S0009C	None Detected	N.D.	None	

Client: Hamilton Health Sciences

Site: 325 Wellington Street North, Hamilton, ON

Building Name: Ron Joyce Centre

Location: #1001 : First Floor
Survey Date: 2022-10-12

Floor: 1

Room #:
Last Re-Assessment:

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound				L0001	White	Pb: <0.0055 %	No	
Wall	Drywall and joint compound				L0002	Mustard	Pb: 0.0065 %	No	
Floor	Concrete (poured)				V0008	Grey	Pb: <0.0033 %	No	
Wall	Drywall and joint compound				L0009	Green	Pb: <0.0074 %	No	

Client: Hamilton Health Sciences
Location: #1001 : First Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 1

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries (other)	100	%	V9000	Yes

Client: Hamilton Health Sciences
Location: #1001 : First Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 1

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9500	Presumed

Client: Hamilton Health Sciences
Location: #2001 : Second Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 1

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound			C	Y						V0000	Non-Asbestos		None	
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 white textured			C	Y						V0000	Non-Asbestos		None	
Duct		Fibreglass	Insulation	Foil Face	C	N										
Duct		Not Insulated			C	N										
Duct		Caulking, Beige			C	N						V0002	None Detected	N.D.	None	
Duct		Mastic, Grey			C	N						S0003B	None Detected	N.D.	None	
Floor		Ceramic Tiles			A	Y										
Floor		Carpet			A	Y										
Floor		Rubber, Linoleum sheet flooring			A	Y						V0000	Non-Asbestos		None	
Floor		Mastic		Rubber	D	N						V0000	Non-Asbestos		None	
Floor		Firestopping (mastic), Grey			C	N						V0007	None Detected	N.D.	None	
Other	Door	Caulking, White			A	Y						S0006C	None Detected	N.D.	None	
Other	Door	Putty, Black			A	Y						S0005C	None Detected	N.D.	None	
Other	Window	Caulking, Grey			A	Y						V0001	None Detected	N.D.	None	
Piping		Fibreglass	Insulation		C	N										
Piping		Not Insulated			C	N										
Structure	Beam	Fireproofing (Cementitious)			C	N						V0000	Non-Asbestos		None	
Wall		Drywall and joint compound			A	Y						V0000	Non-Asbestos		None	
Wall		Ceramic Tiles			A	Y										
Wall		Caulking, Black (drywall wall and deck)			C	N						V0011	None Detected	N.D.	None	
Wall		Firestopping (mastic), Red			A	Y						S0004B	None Detected	N.D.	None	
Wall		Firestopping (mastic), Pink			C	N						V0008	None Detected	N.D.	None	
Wall		Firestopping (mastic), Brown			C	N						V0009	None Detected	N.D.	None	
Wall		Firestopping (mastic), White			C	Y						S0010C	None Detected	N.D.	None	

Client: Hamilton Health Sciences
Location: #2001 : Second Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 1

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound				V0001	White	Pb: <0.0055 %	No	
Wall	Drywall and joint compound				V0002	Mustard	Pb: 0.0065 %	No	
Floor	Concrete (poured)				L0008	Grey	Pb: <0.0033 %	No	

Client: Hamilton Health Sciences
Location: #2001 : Second Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 1

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries (other)	100	%	V9000	Yes

Client: Hamilton Health Sciences
Location: #2001 : Second Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 1

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9500	Presumed

Client: Hamilton Health Sciences
Location: #3001 : Third Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 3

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound			C	Y						V0000	Non-Asbestos		None	
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 white textured			C	Y						V0000	Non-Asbestos		None	
Duct		Fibreglass	Insulation	Foil Face	C	N										
Duct		Not Insulated			C	N										
Duct		Caulking, Beige			C	N						V0002	None Detected	N.D.	None	
Duct		Mastic, Grey			C	N						V0003	None Detected	N.D.	None	
Floor		Ceramic Tiles			A	Y										
Floor		Carpet			A	Y										
Floor		Rubber, Linoleum sheet flooring			A	Y						V0000	Non-Asbestos		None	
Floor		Mastic		Rubber	D	N						V0000	Non-Asbestos		None	
Floor		Firestopping (mastic), Grey			C	N						V0007	None Detected	N.D.	None	
Other	Door	Caulking, White			A	Y						S0006B	None Detected	N.D.	None	
Other	Door	Putty, Black			A	Y						V0005	None Detected	N.D.	None	
Other	Window	Caulking, Grey			A	Y						S0001C	None Detected	N.D.	None	
Piping		Fibreglass	Insulation		C	N										
Piping		Not Insulated			C	N										
Structure	Beam	Fireproofing (Cementitious)			C	N						V0000	Non-Asbestos		None	
Wall		Drywall and joint compound			A	Y						V0000	Non-Asbestos		None	
Wall		Ceramic Tiles			A	Y										
Wall		Caulking, Black (drywall wall and deck)			C	N						V0011	None Detected	N.D.	None	
Wall		Firestopping (mastic), Red			A	Y						V0004	None Detected	N.D.	None	
Wall		Firestopping (mastic), Pink			C	N						V0008	None Detected	N.D.	None	
Wall		Firestopping (mastic), Brown			C	N						V0009	None Detected	N.D.	None	
Wall		Firestopping (mastic), White			C	Y						S0010B	None Detected	N.D.	None	

Client: Hamilton Health Sciences
Location: #3001 : Third Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 3

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound				V0001	White	Pb: <0.0055 %	No	
Wall	Drywall and joint compound				V0005	Blue	Pb: <0.0034 %	No	
Wall	Drywall and joint compound				V0006	Grey blue	Pb: 0.0050 %	No	
Wall	Drywall and joint compound				L0007	Lavender	Pb: <0.0042 %	No	

Client: Hamilton Health Sciences
Location: #3001 : Third Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 3

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries (other)	100	%	V9000	Yes

Client: Hamilton Health Sciences
Location: #3001 : Third Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 3

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9500	Presumed

Client: Hamilton Health Sciences
Location: #4001 : Fourth Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 4

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound			C	Y						V0000	Non-Asbestos		None	
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 white textured			C	Y						V0000	Non-Asbestos		None	
Duct		Fibreglass	Insulation	Foil Face	C	N										
Duct		Not Insulated			C	N										
Duct		Caulking, Beige			C	N						V0002	None Detected	N.D.	None	
Duct		Mastic, Grey			C	N						V0003	None Detected	N.D.	None	
Floor		Ceramic Tiles			A	Y										
Floor		Carpet			A	Y										
Floor		Rubber, Linoleum sheet flooring			A	Y						V0000	Non-Asbestos		None	
Floor		Mastic		Rubber	D	N						V0000	Non-Asbestos		None	
Floor		Firestopping (mastic), Grey			C	N						V0007	None Detected	N.D.	None	
Other	Door	Caulking, White			A	Y						V0006	None Detected	N.D.	None	
Other	Door	Putty, Black			A	Y						S0005B	None Detected	N.D.	None	
Other	Window	Caulking, Grey			A	Y						S0001B	None Detected	N.D.	None	
Piping		Fibreglass	Insulation		C	N										
Piping		Not Insulated			C	N										
Structure	Beam	Fireproofing (Cementitious)			C	N						V0000	Non-Asbestos		None	
Wall		Drywall and joint compound			A	Y						V0000	Non-Asbestos		None	
Wall		Ceramic Tiles			A	Y										
Wall		Caulking, Black (drywall wall and deck)			C	N						S0011ABC	None Detected	N.D.	None	
Wall		Firestopping (mastic), Red			A	Y						V0004	None Detected	N.D.	None	
Wall		Firestopping (mastic), Pink			C	N						V0008	None Detected	N.D.	None	
Wall		Firestopping (mastic), Brown			C	N						S0009B	None Detected	N.D.	None	
Wall		Firestopping (mastic), White			C	Y						S0010A	None Detected	N.D.	None	

Client: Hamilton Health Sciences
Location: #4001 : Fourth Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 4

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound				V0001	White	Pb: <0.0055 %	No	
Wall	Drywall and joint compound				L0005	Blue	Pb: <0.0034 %	No	
Wall	Drywall and joint compound				L0006	Grey blue	Pb: 0.0050 %	No	

Client: Hamilton Health Sciences
Location: #4001 : Fourth Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 4

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries (other)	100	%	V9000	Yes

Client: Hamilton Health Sciences
Location: #4001 : Fourth Floor
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 4

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9500	Presumed

Client: Hamilton Health Sciences
Location: #5001 : Mechanical Penthouse
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 5

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 24x48 white textured			C	Y						V0000	Non-Asbestos		None	
Ceiling	Not Found															
Duct		Fibreglass	Insulation	Canvas	C	Y										
Duct		Not Insulated			B	Y										
Duct		Caulking, Beige			B	Y						S0002ABC	None Detected	N.D.	None	
Duct		Mastic, Grey			B	Y						S0003AC	None Detected	N.D.	None	
Floor		Concrete (poured)			A	Y										
Floor		Firestopping (mastic), Grey			B	Y						S0007A	None Detected	N.D.	None	
Mechanical Equipment		Not Insulated			B	Y										
Other	Door	Caulking, White			B	Y						S0006A	None Detected	N.D.	None	
Other	Door	Putty, Black			B	Y						S0005A	None Detected	N.D.	None	
Piping		Fibreglass	Insulation		C	Y										
Piping		Not Insulated			C	Y										
Structure	Beam, Deck	Steel			C	Y										
Wall		Concrete (poured)			A	Y										
Wall		Drywall and joint compound			A	Y						V0000	Non-Asbestos		None	
Wall		Masonry, Concrete block			A	Y										
Wall		Firestopping (mastic), Red			B	Y						S0004A	None Detected	N.D.	None	
Wall		Firestopping (mastic), Pink			B	Y						S0008ABC	None Detected	N.D.	None	
Wall		Firestopping (mastic), Brown			B	Y						S0009A	None Detected	N.D.	None	

Client: Hamilton Health Sciences
Location: #5001 : Mechanical Penthouse
Survey Date: 2022-10-12

Site: 325 Wellington Street North, Hamilton, ON
Floor: 5

Building Name: Ron Joyce Centre
Room #:
Last Re-Assessment:

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Structure	Metal				L0003	Grey	Pb: <0.0049 %	No	
Structure	Metal				L0004	White	Pb: <0.0036 %	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.

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.