



February 25, 2026

Centennial College
941 Progress Avenue
Toronto, Ontario, M1K 5E9

Re: Hazardous Building Materials Summary Letter, Broadcast Spaces Renovations
Progress Campus L Block, 941 Progress Avenue, Toronto, Ontario
Pinchin File: 306525.000

Pinchin Ltd. (Pinchin) was retained by Centennial College (Client) to conduct a desktop review of report(s) and provide a summary of hazardous building materials within the Progress Campus L Block, located at 941 Progress Avenue, Toronto, Ontario. For the purpose of this letter, hazardous building materials, refers to the following Designated Substances: asbestos, lead, mercury, polychlorinated biphenyls, and silica.

Centennial College has advised Pinchin that they are planning on converting a number of classroom spaces into broadcasting, radio and studio spaces within the L Block of the Progress Campus. The work will involve the removal and replacement flooring, ceilings and walls as well as minor updates to HVAC and electrical systems. As such, the Client requested Pinchin to review the existing reports and information available for the L Block (e.g., Hazardous Building Materials Assessments, Abatement Summary Reports, etc.) and provide a summary of hazardous building materials present.

For the purposes of this letter, the areas of interest are limited to the L Block of the Progress Campus and specifically the classrooms to be renovated as part of the planned scope of work outlined by the client via email on January 7, 2026 (referred to the "Project Area" herein).

Pinchin previously completed following report(s) for the Building, which was reviewed in the preparation of this letter:

- a. "Revised Hazardous Building Materials Assessment (Management), Centennial College, Progress Campus Block L, 941 Progress Avenue, Toronto, Ontario." Dated April 29, 2024, Pinchin File 331060.

Based on existing information for this Building, we have provided the following regarding specific hazardous materials that may be present in the Project Area (that may or may not be scheduled to be disturbed).



A site visit was not conducted; a visual assessment of the Project Area and sampling was not performed. Any potentially hazardous materials uncovered during renovation that are not listed in this letter or are excluded are presumed to be a hazardous material until sampling is performed to determine otherwise.

1.0 SUMMARY OF HAZARDOUS BUILDING MATERIALS

Based on records provided by the Client, the building was constructed in 2010.

1.1 Asbestos

1.1.1 Pipe Insulation

Pipes were previously confirmed to be uninsulated or insulated with fiberglass or Armaflex (jacketed in foil and paper).

1.1.2 Duct Insulation

Ducts were previously confirmed to be uninsulated or insulated with fiberglass.

1.1.3 Mechanical Insulation

Mechanical equipment was previously confirmed to be uninsulated or insulated with non-asbestos fiberglass (jacketed in metal).

1.1.4 Drywall Joint Compound

Drywall (gypsum board) and drywall joint compound is present as a wall and ceiling finish within the Project Area. Drywall joint compound was assumed to be non-asbestos based on the date of construction (2010).

1.1.5 Vinyl Sheet Flooring

Vinyl sheet flooring was assumed to be non-asbestos based on the age of construction (2010).

1.1.6 Vinyl Floor Tiles & Mastic

Vinyl floor tiles and mastic was assumed to be non-asbestos based on the age of construction (2010).

1.1.7 Levelling Compound

Levelling compound was assumed to be non-asbestos based on the age of construction (2010).



1.1.8 Sealants, Caulking, and Putty

The following sealants, caulking and putty were previously sampled in the Building:

Material, Colour	Application	Asbestos Type
Grey caulking	Around window frames	None
Grey Caulking	Along wall gaps	None

1.1.9 Other Materials

Paint on concrete block walls was found to non-asbestos (Samples S0004A-C).

1.1.10 Presumed Asbestos Materials

Based on the date of construction for this Building, the following materials may be present within the Project Area and are presumed to contain asbestos until otherwise proven by sampling and analysis:

1. Materials that may be disturbed by the planned renovations, where present:
 - a. Cement (Transite) boards/panels
 - b. Ceramic tile setting compound
 - c. Elevator and lift brakes
 - d. Mastics and adhesives
 - e. Electrical components
2. Material that would be not anticipated to be disturbed by the planned renovations, where present:
 - a. Mechanical gaskets
 - b. Ropes and gaskets in cast-iron bell and spigot joints
 - c. Sealants on pipe threads
 - d. vermiculite
 - e. Paper products
 - f. Fire resistant doors
 - g. Terrazzo



1.2 Lead

1.2.1 Paints and Surface Coatings

The following paints were previously sampled from within the Project Area:

Colour, Substrate Description	Sample Location	Lead (%)
White, concrete block walls	Throughout L Block	<0.0057%

Results less than 0.009% (90 mg/kg), are considered to be insignificant.

In 2010, the federal Surface Coating Materials Regulations restricted lead in architectural paint to 0.009%. Based on the date of construction (2010), architectural paint in the Project Area will not exceed 0.009% lead.

1.2.2 Presumed Lead Materials

Lead may be a component in a number of materials which where present, is presumed to contain lead:

- Electrical components, including wiring connectors, fibre optic cable sheathing, grounding conductors, and solder.
- Glazing on ceramic tiles
- Lead-containing batteries in emergency lighting.
- Structural steel primer

1.3 Silica

Sampling of materials for silica was not conducted. Crystalline silica is a presumed component of the following materials if present:

- Concrete
- Masonry and mortar
- Ceramic tiles and grout

1.4 Mercury

Mercury vapour is present in fluorescent lighting where present in the Project Area.

1.5 Polychlorinated Biphenyls

Based on the date of construction, PCBs will not be present.



2.0 RECOMMENDATIONS

2.1 General

1. Provide this letter to the contractor prior to bidding or commencing work.
2. If the renovation scope changes, investigate any items which were not included in this letter prior to their removal or disturbance.
3. If any potentially hazardous materials are uncovered that have not been identified or discussed in this letter, stop work, and notify Pinchin for further direction.
4. Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials, where required.
5. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings, if required.
6. A qualified person must confirm in writing that the hazardous materials identified have been safely removed (e.g. completion report or letter).

2.2 Project Work

The following recommendations are made regarding the project work in the Project Area involving the hazardous materials identified or presumed to be hazardous:

2.2.1 Lead

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

2.2.2 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 provincial standards or guidelines.

2.2.3 Mercury

Do not break lamps, if any. 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 environmental regulations.



3.0 TERMS AND LIMITATIONS

Specific limitations related to the legal and financial and limitations to the scope of the current work are outlined in our proposal, the attached Methodology and the Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form which accompanied the proposal.

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.

Should you have any questions or concerns regarding the contents of this letter, please contact Mike Horobin at 905.245.0691 or mhorobin@pinchin.com.

Yours truly,

Pinchin Ltd.

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Template: Master Letter Template, October 1, 2019