January 23, 2025

Fleming College
599 Brealey Drive
Peterborough, Ontario, K9J 7B1

Re: Letter of Findings - Dust Sampling C-Wing Offices
Sutherland Campus, 599 Brealey Drive, Peterborough, Ontario
Pinchin File: 353194

Pinchin Ltd. (Pinchin) was retained by Fleming College on an emergency basis to review site conditions and collect bulk samples of dust for asbestos analysis within the main campus in offices C2150, C2149, C2147, C2145, C2143, C2141 and C2139 located at Sutherland Campus, 599 Brealey Drive, Peterborough, Ontario. Sample collection was performed by Pinchin on January 16, 2025.

The sample collection was in response to dust being expelled from the diffusers into the office spaces after adjustments to the mechanical system, resulting in higher output of outdoor air supply. The impacted offices were outlined by the client while on site and included offices C2150, C2149, C2147, C2145, C2143, C2141 and C2139. Pinchin also reviewed the condition of the air handling unit servicing the area of concern with assistance from maintenance. Sample collection included one dust sample from a representative number of offices within the affected area including Office C2147 (Location 430), Office C2143 (Location 432), and Office C2141 (Location 432). The extent of the assessed area is indicated on the drawings appended to this letter. At the time of site visit all personnel in the offices had been moved and the offices were vacant.

1.0 METHODOLOGY

1.1 Asbestos

Samples of materials were analyzed using polarised light microscopy (PLM) methods in accordance with EPA Test Method 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

2.0 RESULTS AND FINDINGS

2.1 Asbestos

Asbestos was not detected in the bulk samples of dust collected. The analytical certificate for bulk sample results are included in Appendix I and summarized in the following table:

Sample No.	Location	Description	Result
S0095A	Office C2147 (Loc. 430)	Dust sample - Office of concern	None Detected
S0095B	Office C2141 (Loc. 433)	Dust sample - Office of concern	None Detected
S0095C	Office C2143 (Loc. 432)	Dust sample - Vacant office	None Detected

Pinchin was accompanied on site by the Health and Safety Manager, a member of the Joint Health and Safety Committee, and a member of the Maintenance staff to discuss maintenance and cleaning practices in the assessed area. The following was reported to Pinchin:

- Airflow/heat to the area was increased to accommodate occupant concerns with low temperatures. Due to the increase of heating, the auto adjustment increased outdoor air supply, causing occupants in the offices to observe an increase in dust and debris on surfaces.
- No construction or renovations were occurring at the time of the event.
- Cleaning occurs in each office daily; one office was vacant and all other offices typically have one to two occupants. However, all occupants were reportedly moved from the area until sampling and clean up was complete. No occupants were present in the areas of sampling during the sampling.
- Main ducts from the AHU are existing from original construction, however HVAC diffusers and flexible aluminum ducting were replaced during office renovations completed in 2019.
- Air filters on rooftop AHUs are replaced three times per year.

Pinchin made the following observations in field:

- Minimal dust on surfaces, return air vents and diffusers in assessed areas.
- Conditions were similar within the offices assessed.
- No visible debris was noted in ceiling space above lay-in ceiling tiles.
- Rooftop air handling unit was clear of visible debris and the filters were in satisfactory condition. Pinchin was unable to observe the inside of the ducts, as access could not be provided. Exterior of the ducts are uninsulated.

3.0 CONCLUSIONS

Based on the sampling results from the bulk sampling of dust within the offices assessed, asbestos was not detected in the dust and as such, the dust is not an asbestos-containing material.

4.0 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.

5.0 CLOSURE

Should you have any questions or concerns regarding the contents of this letter, please contact the Project Manager at 289.928.0366 or mdunn@pinchin.com.

Yours truly,

Pinchin Ltd.

Prepared by:

Caitlin Snarr
Project Technologist

Reviewed by:

Meaghan Dunn, B.Sc. Adv., Env. Tech.
Project Manager

Reviewed by:

Alex Brett, B.Sc., CRSP
Operations Manager

Encl.: Laboratory Report
Drawings
Photographs

\\PIN-PET-FS01\job\353000s\0353194.000 Fleming,SC,CWingOffices,Haz,Blk\Deliverables\353194 Asbestos Sample Results Letter 599 Brealey Fleming Jan 23 2025.docx
Template: Master Asbestos Bulk Sample Results Letter, HAZ, July 2, 2024

APPENDIX I

Laboratory Report

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.:	**0353194.000**		
Prepared For:	**C. Snarr**		
Lab Reference No.:	**b330690**		
Analyst(s):	**T. Ly**		
Date Received:	**January 17, 2025**	**Samples Submitted:**	**3**
Date Analyzed:	**January 17, 2025**	**Phases Analyzed:**	**3**

The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis for all bulk materials. Please be advised that bulk materials do not include debris, dust, and tape-lift samples, and the analysis and reporting of these materials does not conform with Pinchin Ltd.'s NVLAP accreditation.

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

This report relates only to the items tested.

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: **0353194.000**
Prepared For: **C. Snarr**

Lab Reference No.: **b330690**
Date Analyzed: **January 17, 2025**

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0095A Unidentified Material, Dust From Surfaces, Loc:430, Office - C2147	Non-homogeneous, green and grey, dust material.	None Detected	Cellulose 25-50% Synthetic Fibres 25-50% Non-Fibrous Material 10-25%
S0095B Unidentified Material, Dust From Surfaces, Loc:432, Office - C2141	Non-homogeneous, grey, dust material.	None Detected	Cellulose > 75% Synthetic Fibres 0.5-5% Man-Made Vitreous Fibres 0.5-5% Non-Fibrous Material 0.5-5%
S0095C Unidentified Material, Dust From Surfaces, Loc:432, Office - C2143	Non-homogeneous, grey and yellow, dust material.	None Detected	Cellulose 25-50% Hair 0.5-5% Synthetic Fibres 0.5-5% Man-Made Vitreous Fibres 0.5-5% Non-Fibrous Material 50-75%

Reviewed by:

Digitally signed by Pinchin Ltd.
Date: 2025.01.17 10:23:53-05'00'

Reporting Analyst:

Digitally signed by Pinchin Ltd.
Date: 2025.01.17 10:24:01-05'00'

Analyzed by:
Reviewed by:
Report Sent by:

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

Special Instructions:

Client Name:				**Project Address:**	ON		
Portfolio/Building No:				**Pinchin File:**	353194		
Submitted by:	Caitlin Snarr			**Email:**	csnarr@pinchin.com		
CC Results to:	Meaghan Dunn			**CC Email:**	mdunn@pinchin.com		
Date Submitted:	January	16	2025	**Required by:**	January	17	2025
# of Samples:	3			**Priority:**	Rush Turnaround		
Year of Building Construction (*Mandatory, Years ONLY*):	1972						
Do NOT Stop on Positive (Sample Numbers):	95						
Pinchin Group Company (*Mandatory Field*):	Pinchin						
HMIS2 Building Reference #:	75468/75468						

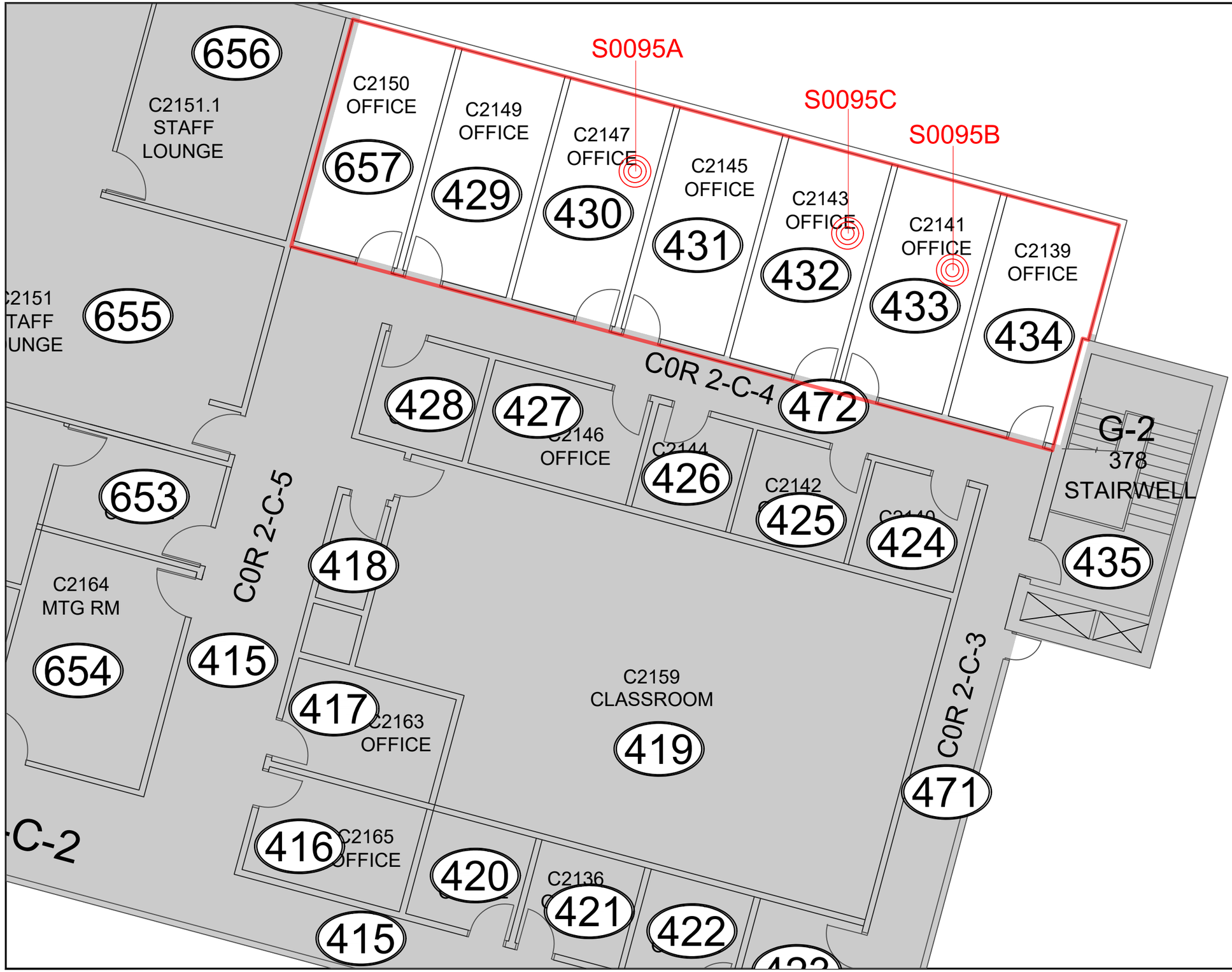
To be Completed by Lab Personnel Only:

Lab Reference #:	b330690	**Time:**	24 hour clock		
Received by:	JAN 17 2025	**Date:**	Month	Day	Year
Name(s) of Analyst(s):	JAN 17 2025		1	17	25

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)	
S	0095	A	Unidentified Material,Dust From Surfaces,Loc:430,Office - C2147	ND
S	0095	B	Unidentified Material,Dust From Surfaces,Loc:433,Office - C2141	ND
S	0095	C	Unidentified Material,Dust From Surfaces,Loc:432,Office - C2143	ND

APPENDIX II

Drawings



LEGEND

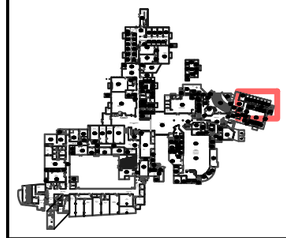
- PINCHIN LOCATION NUMBER
- DUST SAMPLE
- ASSESSED AREA
- OUTSIDE ASSESSMENT SCOPE

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

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

BASE PLAN PROVIDED BY CLIENT.

KEY MAP PLAN:



PINCHIN

PROJECT NAME:
LETTER OF FINDINGS - DUST SAMPLING

CLIENT NAME:
FLEMING COLLEGE

PROJECT LOCATION:
SUTHERLAND CAMPUS
599 BREALEY DRIVE
PETERBOROUGH, ONTARIO

FIGURE NAME:
SECOND FLOOR
C WING OFFICES

PROJECT NUMBER:	SCALE:
353194	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
MD	CS
DATE:	FIGURE NUMBER:
JAN 2024	1 OF 1

APPENDIX III

Photographs

Photo 1 - Diffuser in Office C2147

Photo 2 - Dust on shelf in Office C2147

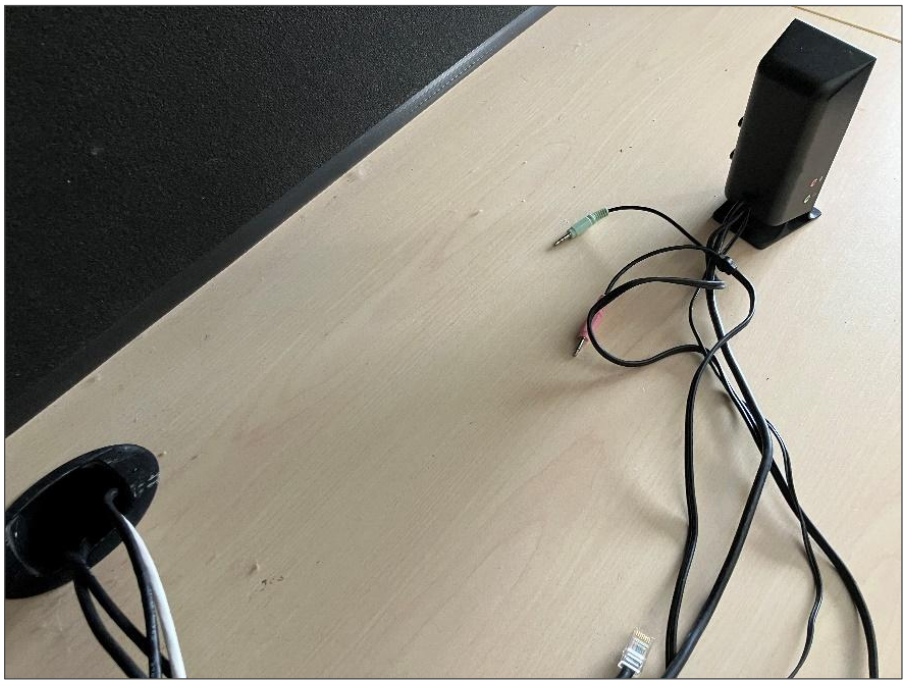


Photo 3 - Dust on desk in vacant Office C2143

Photo 4 - Above ceiling in Office 2141