



# LAB

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Directors: Mr L Sparrow. & Mr B Goddard



Your ref: DCS/PM 38149

Our ref: SV 1605

17 March 2009

Steve Harris  
Southend-on-Sea Borough Council  
PO box 5557, Civic Centre  
Victoria Avenue  
Southend-on-Sea  
Essex  
SS2 6ZH  
Dear Sirs

Re: Asbestos Survey

We have pleasure in enclosing our Survey Report No SV 1605 in respect of the site at Leigh Adult CC Elm Road Leigh on Sea Essex SS9 1SP. We trust that it meets with your approval.

This survey was carried out under terms and conditions pre agreed with your selves and our company. The survey must be read in conjunction with these pre agreed terms and conditions.

As you may be aware, it is the responsibility of the duty holder to manage their on-site asbestos. For this reason we are supplying you with a trial version of Asbestos Central Limited's 'Asbestos Management programme', complete with on-line user manual. It is supplied in Access 2000 format, which will work under Access 2000, XP, 2002 and 2003.

This Asbestos Management database allows you to schedule re-inspections, raise work permits and carry out Risk Assessments. It also allows you to add samples to the system and update sample information to ensure the Asbestos Register stays up to date. It is capable of managing single or multiple sites.

This database is everything needed to manage on-site asbestos. It also has built into it a set of generic Policies and Procedures that can be edited to suit your needs.

Should you have any questions regarding our report, or any other matter, please do not hesitate to contact us.

Yours sincerely

Les Sparrow

TECHNICAL DIRECTOR

# **ASBESTOS SURVEY REPORT**

## **COMMISSIONED BY**

**Mr Steve Harris  
Southend-on-Sea Borough Council  
PO box 5557, Civic Centre  
Victoria Avenue  
Southend-on-Sea  
Essex  
SS2 6ZH**

## **SURVEY SITE ADDRESS**

**Leigh Adult CC  
Elm Road  
Leigh on Sea  
Essex  
SS9 1SP**



**Survey Report No: 1605**

**Date of Survey: 09-Mar-09**

**Survey Confirmation Date: 17 March 2009**

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## 1.0 SURVEYOR'S REPORT

### SURVEYOR'S PRELIMINARY ON-SITE ASSESSMENT

This survey was carried out on 09-Mar-09 by the following personnel:

Kevin Sparrow in the capacity of Assistant Surveyor

Mick Saunders in the capacity of Lead Surveyor

The details shown below have been generated by the surveyor based on the actual events of the survey.

Type of survey carried out: 2

Age of Site/Building: 1950.

Building structure type: Brick and mortar.

Proposed future use of building: Conform to regulation of the CAR 2006.

Limitations and scope of survey: Internal and external surfaces of whole building.

Known or noted risk areas: None.

### SURVEYOR'S SITE NOTES

The only asbestos on this type 2 survey was to the cleaners cuboard ceiling ( redundant flue ).  
Recommended monitor

All electrics and appliances not surveyed due to being live should be assumed to contain ACM's until such time supply is cut and these area accessed.

### SURVEYOR'S AREA NOTES

#### **NO DATA HAS BEEN RECORDED IN THIS SECTION BY THE SURVEYOR**

### AREAS EXCLUDED FROM THE SURVEY

**The areas or items listed below were not accessed during the survey; the surveyor has also given reasons why they were not accessed. These areas or items must be deemed as to be containing asbestos based products until proven otherwise; charges may apply for a revisit to prove this when the reason for inaccessibility is resolved.**

#### **All electrics and appliances**

Live at the time of the survey.

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## 2.0 ASBESTOS REGISTER

This page summarises all asbestos samples found in an order of score priority; refer to the algorithms in Sections 6 and 7 for definitions.

Care must be taken in the interpretation of these results. Priority scores are determined by the site Surveyor. Their primary concern is safety; financial implications are not a consideration. Samples that have been Strongly Presumed or Presumed to be asbestos may be scored as Crocidolite in the 'Total Score' equation section unless there is a reasonable argument to the contrary.

The 'Level of Presumption' section indicates how the sample was assessed i.e. Visual, Strongly Presumed or Presumed and would indicate that no actual sample was taken. Sampled would indicate that a sample was taken.

Score 0-6 Low Risk Monitor		Score 7-12 Medium Risk Monitor & Programme Works	Score 13-18 High Risk Monitor & Action Works	Score 19-24 Very High Risk Urgent Works			
IPN = Inspection Point No. M = Material Score. P = Priority Score. T = Total of Material & Priority Score.							
IPN	Block - Floor - Area	Location	Material Type	M + P = T			Recommendation
15	N/A Ground Cleaners cupboard	Redundant flue.	Sampled Chrysotile	3	3	6	Monitor

**This Survey Report has been supplied to you by  
LAB UK Limited.**

**It will have come with the following components supplied on CD or by e-mail:**

**PDF version of the Survey.**

**Excel spreadsheet version of the Asbestos Register.**

**Trial version of**

**Asbestos Central Limited's Asbestos Management software, complete with data.**

**Full set of Diagrams in PDF format.**

**Sample point photos for use with management software.**

This report has been produced and checked for accuracy by: Les Sparrow in the position of Technical Director

### 3.0 BULK SAMPLE ANALYSIS SHEET

The samples listed below have been analysed by QCL LTD (UKAS accreditation No. ). The Primary Report number that the analysis was reported on is BK 9223. If required, a copy can be obtained on request.

Number	Analysis No	Material analysed as
21	S 35134	No Asbestos Detected

The samples listed below have been analysed by LAB (UKAS accreditation No. 0671). The Primary Report number that the analysis was reported on is BK 9223. If required, a copy can be obtained on request.

Number	Analysis No	Material analysed as
3	S 35129	No Asbestos Detected
6	S 35130	No Asbestos Detected
14	S 35131	No Asbestos Detected
15	S 35132	Chrysotile
17	S 35133	No Asbestos Detected

#### 4.0 SURVEY AREA LIST

The areas listed below are areas that have been surveyed, beside each area is a list of the Inspection Point Numbers for referencing to Sample Detail List

Block	Floor	Area	Inspection Point Numbers
N/A	First	Cleaners cupboard 2	34
N/A	First	Cleaners cupboard under stairs	38
N/A	First	Cupboard under stairs	39
N/A	First	Disabled	37
N/A	First	External	42
N/A	First	Female W/C including lobby	35
N/A	First	First floor landing and corridors	25
N/A	First	Loft 1	40
N/A	First	Loft 2	41
N/A	First	Male W/C including lobby	36
N/A	First	Room 3	26
N/A	First	Room 5	31
N/A	First	Room 6	33
N/A	First	Room 7	32
N/A	First	Room 8	27
N/A	First	Room 9	29
N/A	First	Stairwell	28
N/A	Ground	Admin office	16 17
N/A	Ground	Cafeteriar including kitchen and stores.	2 3
N/A	Ground	Caretakers office.	19
N/A	Ground	Cleaners cupboard	13 14 15
N/A	Ground	Disababled W/C	22
N/A	Ground	Entrance lobby including cupboards and corridor.	12
N/A	Ground	External store 2	8
N/A	Ground	External store cupboard 1	6 7
N/A	Ground	Female W/C	23
N/A	Ground	Internal store 1	11
N/A	Ground	Lower hall including lobby	9
N/A	Ground	Male W/C 1 including lobby	1
N/A	Ground	Photo club store	24
N/A	Ground	Reception.	18
N/A	Ground	Room 1 including cupboard	21
N/A	Ground	Room 1 including electric cupboard	20
N/A	Ground	Room 2	10
N/A	Ground	Room 4	30
N/A	Ground	Spare office	5
N/A	Ground	Stairwell lobby to room 9.	4

4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : Ground. Area: Male W/C 1 including lobby.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

Material: Visual as No Asbestos Detected

Analysis No:

Recommendation:

Notes on sample: Vinyl floor, brick, plaster, fibreboard ceiling tiles to concrete above.

\*\*\*\*\*

Block: N/A. Floor : Ground. Area: Cafeteriar including kitchen and stores..

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

Material: Visual as No Asbestos Detected

Analysis No:

Recommendation:

Notes on sample: Vinyl floor, brick, plaster and wood.

\*\*\*\*\*

Block: N/A. Floor : Ground. Area: Cafeteriar including kitchen and stores..

Location: Sink pad.

Same as Inspection Point No:

Size:

Diagram No: 1

Material: Sampled as No Asbestos Detected

Analysis No: S 35129

Recommendation:

Notes on sample:

\*\*\*\*\*

Block: N/A. Floor : Ground. Area: Stairwell lobby to room 9..

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

Material: Visual as No Asbestos Detected

Analysis No:

Recommendation:

Notes on sample: Brick, plaster and wood.

\*\*\*\*\*

Block: N/A. Floor : Ground. Area: Spare office.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

Material: Visual as No Asbestos Detected

Analysis No:

Recommendation:

Notes on sample:

\*\*\*\*\*

Site inspection point No: 1

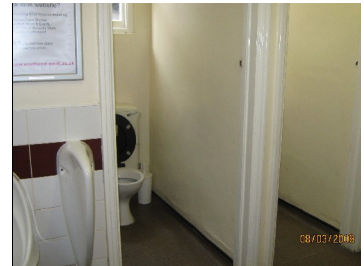


Photo No: 74

Site inspection point No: 2



Photo No: 75

Site inspection point No: 3



Photo No: 76

Site inspection point No: 4



Photo No: 77

Site inspection point No: 5



Photo No: 78



## Continued

### 4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : Ground. Area: External store cupboard 1.

Location: Panel to the back of the door.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Sampled as No Asbestos Detected**

Analysis No: S 35130

**Recommendation:**

Notes on sample:

\*\*\*\*\*

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 6



Photo No: 79

Block: N/A. Floor : Ground. Area: External store cupboard 1.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, concrete and plaster.

\*\*\*\*\*

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 7



Photo No: 80

Block: N/A. Floor : Ground. Area: External store 2.

Location: Walls, floors and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, concrete and plaster.

\*\*\*\*\*

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 8



Photo No: 81

Block: N/A. Floor : Ground. Area: Lower hall including lobby.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster - wood.

\*\*\*\*\*

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 9



Photo No: 82

Block: N/A. Floor : Ground. Area: Room 2.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster and wood.

\*\*\*\*\*

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 10



Photo No: 83

## Continued

### 4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : Ground. Area: Internal store 1.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster and concrete.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 11



Photo No: 84

Block: N/A. Floor : Ground. Area: Entrance lobby including cupboards and corridor..

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Vinyl floor, plaster, wood and concrete.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 12



Photo No: 85

Block: N/A. Floor : Ground. Area: Cleaners cupboard.

Location: Walls and floor.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster and concrete.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 13



Photo No: 86

Block: N/A. Floor : Ground. Area: Cleaners cupboard.

Location: Ceiling boards and risers.

Same as Inspection Point No:

Size: 7 M2

Diagram No: 1

**Material: Sampled as No Asbestos Detected**

Analysis No: S 35131

**Recommendation:**

Notes on sample:

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 14

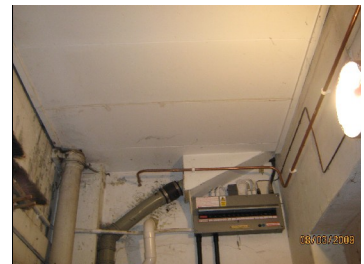


Photo No: 87

Block: N/A. Floor : Ground. Area: Cleaners cupboard.

Location: Redundant flue.

Same as Inspection Point No:

Size: 10 Mtrs

Diagram No: 1

**Material: Sampled as Chrysotile**

Analysis No: S 35132

**Recommendation: Monitor**

Notes on sample:

Material Assessment	Priority Assessment
Product type: 1	Occupancy: 1
Extent of damage: 1	Disturbance: 1
Surface: 0	Exposure: 1
Type: 1	Maintenance: 0
Material score: 3	Priority score: 3
Total Assessment score: 6	

Site inspection point No: 15



Photo No: 88

## Continued

### 4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : Ground. Area: Admin office.

Location: Walls and floor.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster and wood.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 16



Photo No: 89

Block: N/A. Floor : Ground. Area: Admin office.

Location: Textured coating to the ceiling.

Same as Inspection Point No:

Size: 20 M2

Diagram No: 1

**Material: Sampled as No Asbestos Detected**

Analysis No: S 35133

**Recommendation:**

Notes on sample:

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 17



Photo No: 90

Block: N/A. Floor : Ground. Area: Reception..

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster and concrete.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 18



Photo No: 91

Block: N/A. Floor : Ground. Area: Caretakers office..

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster, concrete, wood pelmet to windows.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 19



Photo No: 92

Block: N/A. Floor : Ground. Area: Room 1 including electric cupboard.

Location: Walls and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Fibreboard ceiling tiles, brick, plaster and concrete.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 20



Photo No: 93



## Continued

### 4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : Ground. Area: Room 1 including cupboard.

Location: Floor tiles.

Same as Inspection Point No:

Size: 80 M2

Diagram No: 1

**Material: Sampled as No Asbestos Detected**

Analysis No: S 35134

**Recommendation:**

Notes on sample:

\*\*\*\*\*

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 21



Photo No: 94

Block: N/A. Floor : Ground. Area: Disabled W/C.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Vinyl, brick and plaster.

\*\*\*\*\*

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 22



Photo No: 95

Block: N/A. Floor : Ground. Area: Female W/C.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Vinyl, brick and plaster.

\*\*\*\*\*

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 23



Photo No: 96

Block: N/A. Floor : Ground. Area: Photo club store.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Concrete.

\*\*\*\*\*

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 24



Photo No: 97

Block: N/A. Floor : First. Area: First floor landing and corridors.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Vinyl, wood, brick and plaster. Fibre board ceiling tiles.

\*\*\*\*\*

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 25

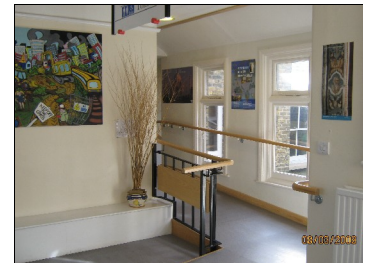


Photo No: 98

## Continued

### 4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : First. Area: Room 3.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Vinyl floor, brick, plaster, fibreboard ceiling tiles.

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 26



Photo No: 99

Block: N/A. Floor : First. Area: Room 8.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Vinyl floor, brick and plaster.

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 27



Photo No: 100

Block: N/A. Floor : First. Area: Stairwell.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, concrete, fibreboard ceiling tiles.

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 28



Photo No: 101

Block: N/A. Floor : First. Area: Room 9.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, wood, concrete, fibreboard ceiling tiles.

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 29



Photo No: 102

Block: N/A. Floor : Ground. Area: Room 4.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster, wood, fibreboard ceiling tiles.

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 30



Photo No: 103

## Continued

### 4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : First. Area: Room 5.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster, wood, fibreboard ceiling tiles.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 31

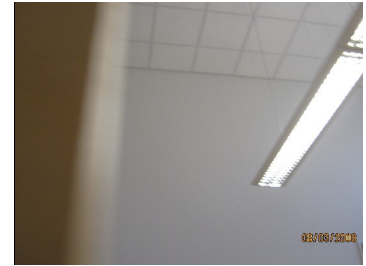


Photo No: 104

Block: N/A. Floor : First. Area: Room 7.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster, wood and concrete.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 32



Photo No: 105

Block: N/A. Floor : First. Area: Room 6.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Vinyl floor, brick, plaster, fibreboard ceiling tiles.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 33



Photo No: 106

Block: N/A. Floor : First. Area: Cleaners cupboard 2.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster and vinyl.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 34



Photo No: 107

Block: N/A. Floor : First. Area: Female W/C including lobby.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster and vinyl.

Material Assessment	Priority Assessment
Product type: 0	Occupancy: 0
Extent of damage: 0	Disturbance: 0
Surface: 0	Exposure: 0
Type: 0	Maintenance: 0
Material score: 0	Priority score: 0
Total Assessment score: 0	

Site inspection point No: 35



Photo No: 108



## Continued

### 4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : First. Area: Male W/C including lobby.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Vinyl floor, brick, plaster, fibreboard ceiling tiles.

Material Assessment Priority Assessment

Product type: 0 Occupancy: 0

Extent of damage: 0 Disturbance: 0

Surface: 0 Exposure: 0

Type: 0 Maintenance: 0

Material score: 0 Priority score: 0

Total Assessment score: 0

Site inspection point No: 36



Photo No: 109

Block: N/A. Floor : First. Area: Disabled.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Brick, plaster, vinyl, fibreboard ceiling tiles.

Material Assessment Priority Assessment

Product type: 0 Occupancy: 0

Extent of damage: 0 Disturbance: 0

Surface: 0 Exposure: 0

Type: 0 Maintenance: 0

Material score: 0 Priority score: 0

Total Assessment score: 0

Site inspection point No: 37



Photo No: 110

Block: N/A. Floor : First. Area: Cleaners cupboard under stairs.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Wood, brick and plaster.

Material Assessment Priority Assessment

Product type: 0 Occupancy: 0

Extent of damage: 0 Disturbance: 0

Surface: 0 Exposure: 0

Type: 0 Maintenance: 0

Material score: 0 Priority score: 0

Total Assessment score: 0

Site inspection point No: 38

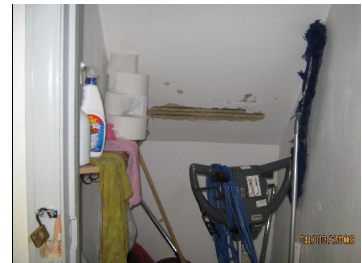


Photo No: 111

Block: N/A. Floor : First. Area: Cupboard under stairs.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Wood.

Material Assessment Priority Assessment

Product type: 0 Occupancy: 0

Extent of damage: 0 Disturbance: 0

Surface: 0 Exposure: 0

Type: 0 Maintenance: 0

Material score: 0 Priority score: 0

Total Assessment score: 0

Site inspection point No: 39



Photo No: 112

Block: N/A. Floor : First. Area: Loft 1.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Wood and plaster.

Material Assessment Priority Assessment

Product type: 0 Occupancy: 0

Extent of damage: 0 Disturbance: 0

Surface: 0 Exposure: 0

Type: 0 Maintenance: 0

Material score: 0 Priority score: 0

Total Assessment score: 0

Site inspection point No: 40



Photo No: 113

## Continued

### 4.1 SURVEY SAMPLE DETAILS PAGE

Block: N/A. Floor : First. Area: Loft 2.

Location: Walls, floor and ceiling.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Wood, metal ducting, loose fill insulation.

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 41



Photo No: 114

Block: N/A. Floor : First. Area: External.

Location: Facias, soffits and rainwear.

Same as Inspection Point No:

Size:

Diagram No: 1

**Material: Visual as No Asbestos Detected**

Analysis No:

**Recommendation:**

Notes on sample: Metal guttering, wood soffits and wood fascia.

Material Assessment		Priority Assessment	
Product type:	0	Occupancy:	0
Extent of damage:	0	Disturbance:	0
Surface:	0	Exposure:	0
Type:	0	Maintenance:	0
Material score:	0	Priority score:	0
Total Assessment score:		0	

Site inspection point No: 42



Photo No: 115



## 5.0 GENERAL INFORMATION

### COMPANY STATUS AND METHODOLOGY

This survey was carried out in accordance with methods and procedures laid out in the MDHS 100. Quality control on this survey is applied in accordance with our In-House Quality Control procedures. This company is not accredited by UKAS for priority assessment scoring.

In the absence of analytical evidence, many non-asbestos materials will also be presumed to contain asbestos, unless there is other strong evidence to support a reasoned argument that they are highly unlikely to contain asbestos.

Our experienced, well trained surveyors are familiar with the range of asbestos products and can usually, by inspection alone, say that a material can be 'Presumed' to contain asbestos. This presumption can only be tested by laboratory analysis of representative samples of the material.

### REGULATIONS

The Health and Safety at Work Act 1974 requires an employer to provide a safe workplace. Work with asbestos is covered by its own set of regulations, the Control of Asbestos Regulations (CAR) 2006.

### GENERAL INFORMATION

Every effort has been made to identify all asbestos materials as far as it was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

The survey techniques used, involved trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. However due to the complex usage of asbestos in buildings, the survey can only ever be deemed as an indicator of the presence of asbestos, never as an absolute record. It is possible, even after a survey that some asbestos containing materials may remain undetected. This could be due to various reasons.

### RECOMMENDATIONS

The recommendations given in this survey are for guidance only. Recommendations given are those assessed by the on-site analyst at the time of the survey. The site analyst makes their assessment based on regulations to; Prevention or Reduction of Exposure to Asbestos and Duty to Prevent or Reduce the Spread of Asbestos.

Cost implications are not a factor when making a recommendation. The recommendation may not be the most economical solution in the long term.

Recommendations are only valid at the time of inspection. This company takes no responsibility for any deterioration that may occur after inspection that may invalidate the site analyst's initial assessment. Whilst every care is taken to ensure that the recommendation is accurate, we must stress that this is our interpretation and that, where necessary, you should seek professional opinion. This company cannot accept liability for conclusions reached or actions taken on the basis of the recommendation.

Where asbestos has been identified it is generally shown on the supplied drawings using the colour legend shown on them. A check should be made of the surrounding areas to ensure work carried out within the specified area does not effect asbestos elsewhere within the building for example:

An Asbestos firebreak above an entrance door between two rooms will only be reported once. It is therefore essential that all adjacent areas are checked within this report. Rooms above, below and external to the specified areas should also be considered.

### SURVEY TYPES AND DEFINITIONS

#### TYPE 1: Location and Assessment Survey (Presumptive Survey)

The duty holder bears potential additional costs of management for some non-asbestos-containing materials. All areas should be accessed and inspected as far as reasonably practicable (e.g. above false ceilings and inside risers, service ducts, lift shafts, etc) or must be presumed to contain asbestos. Any material which can reasonably be expected to contain asbestos must be presumed to contain asbestos. Where it appears highly likely to contain asbestos, there should be a strong presumption that it does. All materials which are presumed to contain asbestos must be assessed.

The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials (ACM) in the building and assess their condition. This survey essentially defers the need to sample and analyse for asbestos (or the absence thereof) until a later time (e.g. prior to demolition or major refurbishment).

## **Continued**

### **5.0 GENERAL INFORMATION**

#### **TYPE 2: Standard Sampling, Identification and Assessment Survey (Sampling Survey)**

The purpose and procedures used in this survey are the same as for Type 1, except that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found are collected and analysed to confirm or refute the surveyor's judgment. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos.

Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise, after the Type 1 survey is complete.

#### **TYPE 3: Full Access, Sampling and Identification Survey (Pre-Demolition Major Refurbishment Survey)**

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. Inspections are carried out within the constraints of the survey terms.

A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment so the survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

#### **MATERIAL ASSESSMENT ALGORITHM**

The purpose of the material assessment is to allow each Asbestos Containing Materials (ACM's) or presumed (ACM's) to be scored and ranked in order of their ability to release fibres, should they be disturbed. This assessment is carried out as an integral part of the survey, as it requires no knowledge about the building use. A simple four parameter additive algorithm is used to assess the score. This is evaluated using four categories: 0, 1, 2 and 3, 0 being Very low risk and 3 being High.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12, a zero score is assigned to Non asbestos materials. Presumed or Strongly Presumed ACM's may be scored as Crocidolite (3), unless analysis of similar samples from the building shows a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used. Each parameter is scored as follows:

Priority score of 10 or more - High potential for fibre release

Material score of between 7 and 9 has a Medium potential for fibre release

Material score of between 5 and 6 has a Low potential for fibre release

Material score of less than 4 has a Very Low potential for fibre release

#### **PRIORITY ASSESSMENT ALGORITHM**

This company does not hold UKAS accreditation for 'Priority Assessment'.

Priority assessments are the responsibility of the duty holder, our technicians will have if pre requested to do so, carried out a priority assessment, however it must be remembered this assessment relies on the use, location, proximity and maintenance activities the ACM's may be subjected to. Our technicians do not have this knowledge; therefore there assessment should only ever be seen as a starting point for the management of the on site asbestos.

The 'Material Assessment' identifies the high risk materials, those that may most readily release fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment should be given Priority for Remedial Action.

Priority assessments must be determined by carrying out a risk assessment which will take into account the following factors:

Maintenance Activities;

Occupant Activities;

Likelihood of Disturbance, and Human Exposure Potential

## **Continued**

### **5.0 GENERAL INFORMATION**

The 4 factors in the Priority Ratings described above have a maximum point assignment of 3. Three of the factors have a sub factors that can total a sub score of 9. However these sub factors are averaged to give a maximum score of 3 to the main factor. This will be clearer if the Priority Algorithm in Section 7 is viewed. The scores from the Material and Priority Assessment must be combined to give a Total Assessment Score. A possible 24 points could be awarded to an element.

Whereas the material scores are objective, the priority scores are subjective, and can be interpreted in different ways. No hard and fast rules can be applied to this final score, therefore it is ultimately the duty holder who has to evaluate the Priority Risk on the basis of the Material Assessment and the likelihood of fibre release.

For guidance purposes only the combined Material and Priority Assessment scores can be classified as follows.

Cumulative score of 0 – 6 LOW RISK.

This covers asbestos cement, resins, artex, plastic, rubber etc containing asbestos, which do not generally present significant risk.

Cumulative score of 7 – 12 MEDIUM RISK.

These are items that have no, or very little, sign of historical damage and usually board panels, which are not easily accessed, and are very rarely disturbed through normal occupation or maintenance, or in a location that if disturbed would lead to minimal fibre release.

Cumulative score of 13 – 18 HIGH RISK

These are elements which as a single entity have a high risk of being damaged/disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a high risk of being damaged/disturbed. These items are situated in a high use and readily accessible position and may also be located in an area accessed on a routine basis for maintenance.

Cumulative score of 19 – 24 VERY HIGH RISK

Items requiring urgent attention as they currently, or in the foreseeable future will present an unacceptable risk. That is to say that fibre concentration could rise above 0.010 fibres/ml, and are in a location where disturbance and contact present an unacceptable risk to occupants.

## 6.0 MATERIAL SCORING ALGORITHM TABLE

The algorithm below is an extract from the HSE's booklet HSG 227 Asbestos Management. Our surveyor has used this algorithm in the assessment of the material type.

Sample variable	Score and Examples of scores	
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints or decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	0	Non Asbestos
	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite

## 7.0 PRIORITY SCORING ALGORITHM TABLE

The algorithm below is an extract from the HSE's booklet HSG 227 Asbestos Management. Our surveyor has used this algorithm in the assessment of priority.

Assessment Factor	Score and Examples of scores	
<b>Normal occupant activity</b>		
Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with AIB in constant use)
Secondary activities for area		As above
<b>Likelihood of disturbance</b>		
Location	0	Outdoors
	1	Large room or well ventalated area
	2	Rooms up to 100 M2
	3	Confined space
Assessability	0	Usually inaccessible or likeley to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string, gaskets)
	1	<10 M2 or <10 M pipe run
	2	>10 M2 to <50 M2 or >10 M to < 50 M pipe run
	3	>50 M2 or >50 M pipe run
<b>Human exposure potential</b>		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequencyof use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area in use	0	< 1 hour
	1	1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
<b>Maintenance activity</b>		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in an AIB ceiling)
	2	Medium disturbance (eg lifting 1-2 AIB ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of AIB ceiling tiles to replace valves or recabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance purposes
	1	< 1 per year
	2	> 1 per year
	3	> 1 per Month

## **Appendix B) SURVEY TERMS, CONDITIONS AND CAVEATS**

This company holds Survey (Inspection Body) accreditation. It also holds accreditation for taking 'Bulk Samples' and 'Bulk Identification'. However, any opinions expressed in its reports such as conditions and recommendations etc are not covered by UKAS accreditation. All accreditation schedules can be obtained via [www.ukas.org](http://www.ukas.org). Surveys are carried out in accordance with the MDHS 100, HSG 248 and our in-house Survey Documentation.

Every effort will be made to identify all asbestos materials as far as it was reasonably practical to do so within the scope of this quote. Methods used to carry out the survey will be agreed with the client prior to any works being commenced.

The survey techniques used will involve trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. However due to the complex usage of asbestos in buildings, the survey can only ever be deemed as an indicator of the presence of asbestos, never as an absolute record. It is possible, even after a survey that some asbestos containing materials may remain undetected. This could be due to various reasons.

Asbestos materials existing within areas not specifically covered by this quote will be deemed outside the scope of the survey.

Materials may remain hidden or obscured by other items of cover or finishes, e.g. paint over boarding disguising its presence.

Debris from previous asbestos removal projects may well be present covered in modern non asbestos materials in some areas; general asbestos debris does not form part of this survey though we shall endeavour to discover it and report its presence if found.

The survey will detail all areas accessed and all the samples taken. Where an area is not covered by the survey it could be because access was not available for any reason or where it would have been dangerous for our operative obtain samples. Areas like this will be listed in the survey report in the excluded area section along with the reason why no access could be made and what efforts were made to access these areas. Asbestos should be presumed to exist in these areas until a further assessment can be carried out.

Asbestos may be hidden as part of the structure of a building and not be visible until the structure is dismantled. Every effort will be made to examine all partition walls. However, it is possible that some panel identified as 'non asbestos' might contain asbestos fillets, which would only be discovered through destructive sampling.

There is a possibility that partition walls may have been erected in front of solid wall slabs. These slabs might have a decorative coating such as "Artex" that might contain asbestos.

No access will be made to concealed spaces which might be present in the fabric of the building, but which were not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey. For example the drawings and information supplied did not identify such areas.

No access will be made to concealed areas which may be present within the fabric of the building, or where the extent and presence of these is not evident due to inaccessibility, décor or structure. For example, it is common to find asbestos fillets used as packers between walls and window frames and asbestos strips used between joists and floorboards to level uneven floors.

No access will be made to any area or surface that would require the removal or relocation of carpets, furniture, fixtures or fittings.

It is also possible that areas may not be accessed because they were too high, or accessing them would cause inconvenience to others, there may be immovable objects in the way, or the space is too confined to operate in. Where electrical equipment is present no access will be attempted until it is proven that it is safe to work.

Survey bulk samples will be taken from all materials, which upon visual inspection, appeared likely to contain asbestos with the exception of items such as bitumen, plastic, resin or rubber, which may contain asbestos. The thermal acoustic properties of these are incidental to their main purpose which falls outside the scope of the approved Code of Practice.

If asbestos has been located and it is not clear from the survey report that all areas have been investigated, any suspicious material must be treated with caution and sampled accordingly. If work of any kind needs to be carried out, and samples have not been taken from the area in question, we would strongly recommend that samples be taken and analysed before work is undertaken.

Certain materials contain asbestos to varying degrees and samples may be more or less densely contaminated at different locations e.g. with textured coatings such as 'Artex'. Where this is the case, a sample may not be representative of the whole product throughout.

If a survey is to be carried out under the direct guidance of the owner of the property or his representative, then the survey will be carried out in line with their instructions or guidance at that time.

LAB Asbestos Consultants Limited cannot be held responsible for loss, injury, damage or penalty issues which arise as a result of errors or omissions in this report.

When surveys are carried out, damage may occur at or near the sample points. Although our technicians take the utmost care in keeping this damage to a minimum, it is sometimes unavoidable. LAB Asbestos Consultants Limited cannot be held responsible for any damage caused as part of this survey carried out on your behalf.

Asbestos can be found when the actual refurbishment or demolition is carried out, by means of areas deeper into the building fabric being exposed by works or areas being uncovered that were not evident at the time of inspection. For this reason this report should only ever be used as guidance to the sites or buildings asbestos elements.

The survey report is not designed to form any part of a tender document. Tender packages require explicit directives, the report will be an assessment based on visual inspection and possibly sampling and will not be suitable as part of a tender package. LAB Asbestos Consultants Limited cannot be held responsible for loss, injury, damage or penalty issues which arise as a result of using the report as a tender or in a tender package.

In the event that access cannot be gained to a particular area of the survey, two further attempts will be made. If access cannot be obtained on the third attempt the area will be automatically entered onto the 'Excluded Areas' list of the survey. Every reasonable effort will be made to contact you the client to gain entry. This can only be done by phone as the surveyor will be on site. Charges will be applicable if a revisit is required to access and survey the 'Excluded Areas' list. The charge rate will be in proportion to the cost of the overall survey, on a site hourly rate plus travelling, and where applicable equipment hires and accommodation costs.

In the event that access cannot be gained to a Site, at the prescribed time and date of the survey, you will be charged 40% of the survey quote price in the form of an aborted fee. This abort fee will be in addition to the survey quote price when site access is eventually obtained.

In the event that a survey visit is cancelled within 24 hours of the appointment date and time, you will be charged 25% of the survey quote price in the form of a cancellation fee. This cancellation fee will be in addition to the survey quote price when site access is eventually obtained.

All works will be carried out in accordance with the details laid out in this quote and the survey terms, conditions and caveats. Any variation must first be notified in writing to this Company for consideration and amendment before work begins, and must be confirmed by this company in writing.

Where it is not economical to attend site to carry out a Site Risk Assessment, for example a domestic property the information on the 'Site Assessment' section will be generated as a generic Risk Assessment. If errors are contained in this generic risk assessment it could lead to stoppage of work until correction are made any cost arising from work stoppage will be billed to the client in addition to the initial quoted survey fee. The signing of the quote acceptance form is confirmation that the details contained within are accurate and in accordance with your requirements.

Legend - Abestos Cement = Green. Lagging =Blue. Asbestos Insulation Board=Red. Asbestos Debris = Spotted. Other Asbestos = Yellow.

