

REPORT TO CLIENT

ASBESTOS REFURBISHMENT SURVEY

WITHIN Boveney Lock House On Behalf Of Environment Agency Contract Code: L-04849 Date of Issue: 15 August 2019

First Issue



Authorised by:

CC.

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EXECUTIVE SUMMARY

An Asbestos Refurbishment Survey was carried out within Boveney Lock House, Boveney Lock, Lock Path, Dorney, Windsor, SL4 6QQ.

The purpose of the survey was to identify asbestos containing materials prior to refurbishment of the house.

Please refer to Section 2 for full Scope of Survey.

The survey was fully intrusive and as comprehensive as possible under the conditions described however asbestos materials may be present behind identified ACMs and other building materials. Care should be taken, or further investigations carried out when accessing into voids or cavities. (See Section 3 for further information on any agreed restrictions and limitations within this survey.)

At the time of the survey, the premises were occupied, and the utilities live.

ASBESTOS CONTAINING MATERIALS (ACMS):

All ACMs are summarised in the table below and are fully detailed in Appendix 2 – Asbestos Register; with the breakdown of material scores and priority scores (where provisionally collected) shown on the photographs in Appendix 4.

Location	Item	Recommended Action	Recommended Action Period
Floor G - 001 Porch	Paper backed floor below laminate flooring	<u>Remove</u>	Routine
Floor G - 002 Kitchen	Paper backed floor covering below laminate	<u>Remove</u>	Routine
Floor G - 003 Cupboard	Paper backed floor covering below laminate	<u>Remove</u>	Routine
Floor G - 005 Outside toilet	Cistern	Manage	Routine
Floor G - 007 Hallway	Floor tile adhesive	Manage	Routine
Floor G - 007 Hallway	Floor tiles below carpet	Manage	Routine
Floor Ext - EX01 Elevations	Roof felt to canopy	Manage	Routine
Floor Ext - EX01 Elevations	Pink mastic to metal frames windows and door	<u>Remove</u>	Routine
Floor Ext - EX01 Elevations	Electrical conduit within timber boxing	Manage	Routine
Floor Ext - EX02 Flat roof	Roof felt	Manage	Routine

Recommended Actions highlighted in **bold and underlined** indicate that remedial work is advised as shown.

Items with a Recommended Action/Action Period combination of Manage/Routine should be managed as per the client's Asbestos Management Policy (See Section 5.5)

AREAS OF NO ACCESS

This indicates that a location could not be accessed during the survey. It should be presumed that ACMs may be present in this/these location(s) until shown otherwise through further investigation.

All areas were accessed.

PRESUMED ASBESTOS

This indicates that items in a location could not be inspected during the survey. It should be presumed that ACMs may be present within this/these item(s) until shown otherwise through further investigation.

All presumed items are summarised in the table below and are fully detailed in Appendix 2 – Asbestos Register.

Location	Item
Floor 01 - 005 Bedroom	Within room
Floor 02 - 001 Loft	Within loft

Notes to Executive Summary

The duty to manage requirement in CAR 2012 Regulation 4 allows for materials to be presumed to contain asbestos. In this report, there are two levels of 'presumption'

Strongly presumed to contain asbestos:

Materials which themselves have not been sampled but are cross referenced to similar materials which have been sampled and found to contain asbestos. These materials are found within the Asbestos Register and are identified on plans with a prefix of 'X' in front of the Sample Number.

Materials in which asbestos was known to have been commonly used in the manufactured product at the time of installation such as cement sheets, gutters, flue pipes which are readily identifiable, or materials which have the appearance of asbestos, but no sample has been taken, e.g. thermal insulation on a pipe where fibres are clearly visible. These materials are found within the Asbestos Register and are identified on plans with a sample code of "SP".

Presumed to contain asbestos

Items where there is insufficient evidence to confirm that they are asbestos free e.g. where access is restricted due to excessive damage or Health & Safety related issues. These materials are found within the Asbestos Register and are identified on plans with a sample code of "P".

It is important that this report is kept whole; EDP does not take responsibility for misinterpretations made due to individual sections or appendices of this report being distributed separately.

1. INTRODUCTION

EDP Health, Safety & Environment Consultants Ltd (EDP) undertook an Asbestos Refurbishment Survey within specific areas of Boveney Lock House, Boveney Lock, Lock Path, Dorney, Windsor, SL4 6QQ.

The survey was undertaken at the request of Kathryn Forster from Environment Agency, SSCL, PO Box 797, Newport, NP10 8FZ.

The survey was carried out on 15/07/2019 by Alex McCulloch, Lead Surveyor and Isabel Amatt, Assistant Surveyor, of EDP and is intended to be used to identify the location of ACMs prior to refurbishment.

2 storey detached house with a 1970s extension; brick outer walls with a clay tiled roof; timber floors; brick and lath and plaster walls; lath and plaster plasterboard ceilings; lath and plaster soffit; concrete floors;

Plans of the premises were used to aid the surveyor in identifying locations during the survey. These plans are shown in Appendix 5 of this report.

2. SCOPE OF SURVEY

The scope of the survey was to identify ACMs which could be disturbed during the following works:

- Carry out all necessary preparatory repairs and redecorate painted brickwork within entrance porch.
- Carry out all necessary preparatory repairs and redecorate painted render at first floor level on all four elevations.
- Carry out all necessary preparator repairs and redecorate the timber barge boards, fascias and soffits to all four elevations.
- Carry out all necessary preparatory repairs and redecorate timber supporting beams on front elevation.
- Replacement of windows check mastic.
- Kitchen works include removal of wall separating the wall and the window between the lobby and the kitchen.
- Replace blown plaster to wall in living room.

The client also requested the non-intrusive inspection of ceilings with textured coating.

The purpose of the survey was to locate, so far as was reasonably practicable, the presence and extent of any suspect ACMs within the surveyed area. To achieve these objectives the survey involved destructive inspection, as necessary, to gain access to all areas including those difficult to reach. A full sampling programme was undertaken to identify possible ACMs and estimate their area or volume.

Where measurements or other dimensions are recorded within this report, they are an estimation based on surveyor knowledge. Prior to scoping removal works these figures should be confirmed by those compiling documentation or by any preferred removal contractor prior to undertaking the work. Where widespread ACMs such as pipe insulation debris have been identified within a large area this will be recorded as the full floor area as it is likely that the whole area will require remedial works to ensure all debris has been removed.

Man Made Mineral Fibre (MMMF) insulation may occasionally be noted during the survey to avoid potential future confusion, however, extents and conditions unless otherwise specified are not part of the remit for this survey.

Recommendations regarding the future management of asbestos containing materials are given in Section 5, General Recommendations.

3. **RESTRICTIONS AND LIMITATIONS**

It should be noted that whilst the surveyor exercised all reasonable skill and diligence to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may well be hidden within the fabric of the building or in other non-accessible areas and may only become known during refurbishment or demolition.

Where surveyors have faced restrictions and/or limitations during the survey they will be highlighted either as areas of no access gained or presumed asbestos as per the Executive Summary and Appendix 2.

Where the client has placed specific restrictions or limitations on the survey scope, these are listed below:

• NO CLIENT SPECIFIC RESTRICTIONS

4. SURVEY FINDINGS

18 samples were collected during the survey. Including strongly presumed materials; asbestos is present in 10 items.

All materials containing, strongly presumed or presumed to contain asbestos are detailed within the Asbestos Register, Appendix 2.

Where present, survey photographs are shown in Appendix 4.

Plans of the premises have been used to illustrate the report; these are shown in Appendix 5 of this report.

Where present, the Certificates of Analysis are given in Appendix 6.

5. GENERAL RECOMMENDATIONS

The following sections give general guidance on appropriate control of ACMs.

5.1 Remedial Work

If a building or area is programmed for demolition, then all ACMs must be removed.

Removal of ACMs may be the only practicable option where refurbishment is planned.

Consideration should be given to reducing the score, by remedial action, for all ACMs with a high material assessment score, i.e. 10 or more or with a medium material score, i.e. 7-9.

Removal of ACMs should be considered where these ACMs are already highly damaged or likely to sustain damage due to location and use or occupancy of an area.

Encapsulation or sealing will depend on the nature of the asbestos material and its condition and the type of protection required (taking into consideration flammability requirements). ACMs should be

sealed with a specially formulated sealant, such as "Firecheck". The sealing coat must adhere firmly, and the integrity of the asbestos material must be sufficient to carry the sealing coat.

It is recommended that a detailed specification be compiled for these works, which should be included in any tender documentation.

5.2 No Asbestos Detected

Where ACMs were not detected, no further action is required.

5.3 Labelling

Where appropriate, ACMs should be labelled with an asbestos warning label as described in The Control of Asbestos Regulations 2012 Approved Code of Practice. Labels must be permanently fixed, and care should be taken to ensure that the asbestos is not damaged during labelling. Some locations

may not be suitable for labelling, e.g. public areas. In these situations, other methods of identification can be used, for example using a unique colour of paint or affixing "Permit to Work" labels.

5.4 Further Investigation

Where areas or items were not accessible to the surveyor at the time of the survey, either because of locked rooms or because to gain access would have compromised the safety of the surveyor or caused excessive damage to the fabric or décor of the building, further investigation is required. In these circumstances, it has to be presumed that ACMs may be present in these areas until shown otherwise.

5.5 Asbestos Management Policy

An asbestos management policy should be instigated to comply with the legal responsibilities for the management of asbestos. This should include regular inspection of any ACMs, e.g. on a 6 monthly or annual basis, as appropriate.

A record of these inspections must be maintained. The date of the following inspection is dependent on the findings of each inspection and should be reviewed in light of any damage or deterioration accordingly.

The management should also ensure that maintenance work is only carried out following consideration of the potential to disturb asbestos materials which may not have been identified by this Refurbishment Survey and the necessary measures to control exposure.

5.6 HSE Publications

Further advice on working with and managing ACMs can be taken from the following publications issued by the HSE:

Health and Safety at Work etc Act 1974	ISBN 978 0 11 113698 0
L143 (Second edition) Managing and working with asbestos Control of Asbestos Regulations 2012, Approved Code of Practice and guidance	ISBN 978 0 7176 6618 8
The following guidance is relevant to work with asbestos materials:	
HSG53 Respiratory protective equipment at work 2013	ISBN 978 0 7176 64542
HSG210 Asbestos essentials. A task manual for building, maintenance & allied trades of non-licensed work 2018	ISBN 97807 1666652
HSG227 A comprehensive guide to managing asbestos in premises 2002	ISBN 97807 17623815
HSG247 Asbestos: The licensed contractors' guide 2006	ISBN 97 807 17628742

REFERENCES

- 1. EDP Instruction Manual No. 5, "Surveying and Sampling of Asbestos in Buildings"
- 2. Health & Safety Executive (HSE), (2005); HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".
- 3. Health & Safety Executive (HSE), (2012); HSG 264, "Asbestos: The survey guide".

SURVEY METHODOLOGY

UKAS ACCREDITATION

The survey and sample collection are carried out under EDP Health, Safety & Environment Consultants UKAS accreditation (ISO 17020 and ISO 17025).

SURVEY AND SAMPLING

The survey and sampling is carried out in accordance with EDP's documented in-house procedures (Reference 1) based on Health & Safety Executive (HSE) Guidance Notes; HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (Reference 2) and HSG264, Asbestos: The survey guide (Reference 3).

ANALYSIS

EDP uses external UKAS accredited laboratories for the analysis of samples taken during surveys and any liability associated with the results of sample analysis remains the responsibility of the laboratory. Samples are analysed using methods based upon the Health & Safety Executive Guidance Note HSG 248, Asbestos: The analysts' guide.

MATERIAL ASSESSMENT

An assessment was made of the potential for each identified ACM to release asbestos fibres. This Material Assessment is based upon assigning scores according to the Product Type, Asbestos Type, Condition/Extent of Damage and Surface Treatment. The scores for each category are added together to give an overall Material Assessment score.

The Material Assessment score relates to the conditions at the time of the survey. The overall rating can therefore change, e.g. if ACMs are damaged or sealant degrades.

Material Assessment scores range from 2 to 12; non-asbestos materials are not scored. The scores are defined as follows:

Sample variable	Score	Examples of scores (see notes for more detail)
Product type		Asbestos-reinforced composites (plastics, resins, mastics, roofing
(or debris from product)	1	felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos
		cement etc.)
	2	AIB, millboards, other low-density insulation boards, asbestos
		textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. 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.
		Medium damage: significant breakage of materials or several small
	2	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		Composite materials containing asbestos: reinforced plastics, resins,
	0	vinvl tiles.
		Enclosed sprays and lagging, AIB (with exposed face painted or
	1	encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.
Total		
Score		Potential to release asbestos fibres
10 or more		High
7-9		Medium
5-6		Low
4 or less		Very low

Recommended Action: Based on the material assessment score and surveyor findings, a starting point for appropriate action is recommended. Where any form of remediation is recommended i.e. repair/seal, then this is the most appropriate short-term action, which may require follow up works (e.g. after repair of an ACM then labelling/inspection and management will then be required).

Manage
Protect/Enclose
Remove
Repair
Seal/Encapsulate

Recommended Action Period:

A preliminary guide by the surveyor based on material assessment and experience. This is designed to highlight any ACMs which are considered to be in a position/condition to require immediate attention.

Urgent Routine (typically annually)

REGISTER DESCRIPTIONS

Sample Code:

The unique number of any sample collected, or reason why no sample was collected, is recorded in this column.

Code	Description
NAG	No Access Gained
S	Sample
х	Cross referenced to a sample
Strongly Presumed	Asbestos strongly presumed by visual inspection
Presumed	Asbestos presumed as surveyor unable to investigate further due to potential damage (to fabric or décor of building) or due to health and safety restrictions

ASBESTOS REGISTER

ASBESTOS REGISTER BOVENEY LOCK HOUSE

Date of Inspection	Floor	Room Number	Room Function	Sample Code	ltem	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
15/07/2019	G	001	Porch	Strongly Presumed	Paper backed floor below laminate flooring	Paper	Usually inaccessible	3 m ²	Good condition	6	Asbestos Present	Remove	Routine	Timber boxing with no suspect materials within; no suspect materials behind door frame to kitchen; wall between porch and kitchen is breeze block and plaster with no suspect materials. Paper backed floor covering is present in adjacent rooms. It is not possible to lift the laminate flooring in this area.
15/07/2019	G	002	Kitchen	S010	Paper backed floor covering below laminate	Paper	Usually inaccessible	9 m²	Good condition	4	Chrysotile	Remove	Routine	Modern mastic cement around extractor hood; no suspect materials within cooker hood boxing and riser below; timber window sill below ceramic tiles.
15/07/2019	G	003	Cupboard	X010	Paper backed floor covering below laminate	Paper	Easy	1 m²	Good condition	3	Chrysotile	Remove	Routine	Timber vent surround.
15/07/2019	G	005	Outside toilet	S012	Cistern	Composites	Occasional	1 no.	Good condition	3	Amosite	Manage	Routine	Foam insulated pipe work.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	ltem	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
15/07/2019	G	007	Hallway	S014	Floor tiles below carpet	Vinyl/ Thermo plastic	Usually inaccessible	8 m²	Good condition	2	Chrysotile	Manage	Routine	
15/07/2019	G	007	Hallway	S015	Floor tile adhesive	Bituminous	Usually inaccessible	8 m²	Good condition	2	Chrysotile	Manage	Routine	
15/07/2019	01	005	Bedroom	Presumed	Within room	No Access Gained								No access due to tenet asleep in room
15/07/2019	02	001	Loft	Presumed	Within loft	Limited Access Gained								Limited access gained due to stored items; MMMF insulated water tank; foam insulated pipe work.
15/07/2019	Ext	EX01	Elevations	Strongly Presumed	Roof felt to canopy	Bituminous	Usually inaccessible	0.5 m²	Low Damage	4	Asbestos Present	Manage	Routine	
15/07/2019	Ext	EX01	Elevations	S005	Electrical conduit within timber boxing	Cement	Usually inaccessible	0.45 m	Good condition	3	Chrysotile	Manage	Routine	
15/07/2019	Ext	EX01	Elevations	S007	Pink mastic to metal frames windows and door	Composites	Usually inaccessible	5 no.	Good condition	2	Chrysotile	Remove	Routine	
15/07/2019	Ext	EX02	Flat roof	Strongly Presumed	Roof felt	Bituminous	Usually inaccessible	5 m²	Good condition	4	Asbestos Present	Manage	Routine	Clay tiles to main roof

NON-ASBESTOS REGISTER

NON-ASBESTOS REGISTER BOVENEY LOCK HOUSE

Date of Inspection	Floor	Room Number	Room Function	Sample Code	ltem	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
15/07/2019	G	002	Kitchen	S011	Sink pad	Bituminous	Easy	1 no.	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	G	004	Boiler room									No Action Required		Quarry tiles to floor; no suspect materials within boiler; modern electrics; foam insulated pipe work.
15/07/2019	G	006	Dining room	S013	Textured coating to ceiling	Textured coating	Occasional	6 m²	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	G	008	Lounge	S016	Textured coating to ceiling	Textured coating	Occasional	15 m²	Good condition	0	No asbestos detected	No Action Required		No suspect materials under PVC strips to window.
15/07/2019	G	009	Front porch	X016	Textured coating to ceiling	Textured coating	Occasional	2 m²	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	G	010	Cupboard under stairs									No Action Required		Timer door infill panels.
15/07/2019	01	001	Landing and stairs									No Action Required		Timber infill panels to cupboard doors; foam insulated hot water tank in cupboard.
15/07/2019	01	002	Bedroom	S017	Textured coating to ceiling	Textured coating	Occasional	12 m²	Good condition	0	No asbestos detected	No Action Required		

Date of Inspection	Floor	Room Number	Room Function	Sample Code	ltem	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
15/07/2019	01	003	Bathroom									No Action Required		Timber infill panels to cupboard doors; ceramic tiled boxing.
15/07/2019	01	004	Bedroom	S018	Textured coating to ceiling	Textured coating	Occasional	12 m²	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S001	Damp proof course	Bituminous	Usually inaccessible	14 m	Good condition	0	No asbestos detected	No Action Required		Newspaper packing to toilet door frame; plastic and cast iron rain water goods; open timber eaves and fascia; rectangle panel to the front door. Present in the extension.
15/07/2019	Ext	EX01	Elevations	S002	Putty to door frames	Composites	Usually inaccessible	3 no.	Low damage	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S003	Putty to timber window frames	Composites	Usually inaccessible	3 no.	Low damage	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S004	Render to walls	Composites	Usually inaccessible	70 m²	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S006	Mastic to PVC windows	Composites	Usually inaccessible	8 no.	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S008	Putty seal to cast iron down pipe	Composites	Usually inaccessible	1 no.	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S009	Mastic to sealed wall penetration	Composites	Usually inaccessible	1 no.	Good condition	0	No asbestos detected	No Action Required		

SURVEY PHOTOGRAPHS

Floor:	G			Location descripti	on: Po	orch			
Room/Area:	001			Sample Number:	SF	þ			
Material:	Paper			Item:		Paper backed floor			
Measured Extent:	3 m²				be	below laminate floorin			
Damage/Condition:	Good co	ondition		Asbestos Type:	As	bestos Present	t		
Notes:		acked floor cove e flooring in this a		present in adjacent roc	oms. It is no	ot possible to lif	t the		
	OVERVIEW				CLOSE-U	P			
		-							
Recommendations:	Remove	-							
	2 Cond	Materi lition/	0	essment Surface reatment: 1	Ast	estos Type:	3		
Product:	2 Cond dama	Materi lition/ lge:	0	Surface 1	Ast	estos Type:	3		
	2 Cond dama	Materi lition/ lge:	0	Surface 1 reatment:	Ast	estos Type:	3		
Product:	2 Cond dama	Materi lition/ lge:	0	Surface 1 reatment:	Ast	estos Type:	3		
Product:	2 Cond dama	Materi lition/ lge:	0	Surface 1 reatment:	Ast	estos Type:	3		
Product: Normal occupant Ac Location:	2 Cond dama	Materi lition/ lge:	0	Surface 1 reatment:	Ast	estos Type:	3		
Product: Normal occupant Ac Location: Accessibility:	2 Cond dama tivity:	Materi lition/ lge:	0	Surface 1 reatment:		estos Type:	3		
Product: Normal occupant Ac Location: Accessibility: Extent / amount:	2 Cond dama tivity:	Materi lition/ lge:	0	Surface 1 reatment: 1 essment	f area:	estos Type:	3		
Product: Normal occupant Ac Location: Accessibility: Extent / amount: Number of occupants:	2 Cond dama tivity:	Materi ition/ lge: Priori	0 ty Asse	Surface 1 reatment: 1 ssment Frequency of use o Type of maintenanc	f area:	estos Type:	3		
Product: Normal occupant Ac Location: Accessibility: Extent / amount: Number of occupants: Average time area is in	2 Cond dama tivity: n use: ance activity:	Materi ition/ lge: Priori	0 1 ty Asse	Surface 1 reatment: 1 ssment Frequency of use o Type of maintenanc	f area:	estos Type:	3		

Floor:		G				Location descri	ption:	Kitch	ien	
Room/Area:		002				Sample Numbe	r:	010		
Material:		Paper				Item:			er backed floo	r
Measured Extent:		9 m²						cove lamir	ring below nate	
Damage/Condition:		Good c	onditio	on		Asbestos Type:		Chry	sotile	
Notes:						xtractor hood; no s ber window sill bel				ər
	OVER		3					DSE-UP	200	
		*					1			
Recommendations		Remov	re	Materia		ssment				
Recommendations Product:	: 2		dition/	1	_ S	ssment urface reatment:	1	Asbes	stos Type:	
Product:	2	Conc dama	dition/		0 S	urface	1	Asbes	stos Type:	1
	2	Conc dama	dition/		0 S	urface eatment:	1	Asbes	stos Type:	
Product:	2	Conc dama	dition/		0 S	urface eatment:	1	Asbes	atos Type:	1
Product: Normal occupant A	2	Conc dama	dition/		0 S	urface eatment:	1	Asbes	stos Type:	
Product: Normal occupant A Location:	2	Conc dama	dition/		0 S	urface eatment:	1	Asbes	atos Type:	
Product: Normal occupant A Location: Accessibility:	2	Conc dama	dition/		0 S	urface eatment:			stos Type:	
Product: Normal occupant A Location: Accessibility: Extent / amount:	2 Activity	Conc dama	dition/		0 S	urface reatment: ssment	e of area	a:	atos Type:	
Product: Normal occupant A Location: Accessibility: Extent / amount: Number of occupant	2 activity s: in use	Conc dama :	dition/ age:		0 S tr y Asse	urface reatment: ssment Frequency of use Type of mainten	e of area	a:	stos Type:	1
Product: Normal occupant A Location: Accessibility: Extent / amount: Number of occupant Average time area is	2 Activity s: in use	Conc dama : : :	dition/ age:	Priorit	0 S tr y Asse	urface reatment: ssment Frequency of use Type of mainten	e of area	a: iivity:	stos Type:	

							1			
Floor:	G			Location descript	tion:	litchen		Floor:	G	
Room/Area:	002			Sample Number:		11		Room/Area:	003	
Material:	Bitun	ninous		Item:		Sink pad		Material:	Paper	
Measured Extent:	1 no.							Measured Extent:	1 m²	
Damage/Condition:	Good	d condition		Asbestos Type:		lo asbestos dete	cted	Damage/Condition:	Good con	dition
Notes:								Notes:	Timber su	irround
Recommendations:	No A	ction Required						Recommendations:	Remove	
	. Co	Ma Indition/	terial Asse	Surface	_				Conditi	ion/
Product:		mage:	0 t	reatment:	0 A	bestos Type:	0	Product: 2	² damage	
Normal occupant Ac	tivity:	Pri	iority Asse	essment				Normal occupant Act	ivity:	
Location:								Location:		
Accessibility:								Accessibility:		
Extent / amount:								Extent / amount:		
Number of occupants	:			Frequency of use of	of area:			Number of occupants:		
Average time area is i	n use:			Type of maintenan	ce activit	:		Average time area is in	use:	
Frequency of mainten	ance activ	ity:						Frequency of maintena	nce activity:	
Material Assessmen	t Score:	0 Prior	Score ity Assess	s sment Score:	То	al Risk Score:		Material Assessment	Score:	3 F

Location description:	Cupboard
Sample Number:	X010
Item:	Paper backed floor covering below laminate
Asbestos Type:	Chrysotile

CLOSE-UP

Timber surround vent. RVIEW Remove Condition/

Mate	rial A	ssessment			
	0	Surface treatment:	0	Asbestos Type:	1
Prior	rity As	ssessment			

Frequency of use of area: Type of maintenance activity:

Scores

Priority Assessment Score:

Total Risk Score:

Floor:	G			Location descrip	ption:	Outside toilet	
Room/Area:	005			Sample Number	:	012	
Material:	Composit	es		Item:		Cistern	
Measured Extent:	1 no.						
Damage/Condition:	Good con	dition		Asbestos Type:		Amosite	
Notes:	Foam ins	ulated pipe work.					
	ERVIEW				CL	OSE-UP	
Recommendations:	Manage						
	Conditi	on/	6	essment Surface	•		
Product: 1	damag	e: 0	ti	reatment:	0	Asbestos Type:	2
Normal occupant Activ	ity:	Priority	ASSE	ssment			
Location:							
Accessibility:							
Extent / amount:							
Number of occupants:				Frequency of use	of are	a:	
Average time area is in u	se:			Type of maintena	nce ac	tivity:	
Frequency of maintenand	ce activity:						
Motorial According to S	core:		Score			Total Bick Sacras	
Material Assessment S	core:	Priority A	SSESS	ment Score:		Total Risk Score:	

Floor:	G					Location descri	ption:	Dinin	ig room	
Room/Area:	006					Sample Numbe	r:	013		
Material:	Texture	ed coa	ating			Item:			ured coating to)
Measured Extent:	6 m²							ceilin	g	
Damage/Condition:	Good c	ondit	ion			Asbestos Type:		No a	sbestos detec	ted
Notes:										
OVE	RVIEW						CLC	DSE-UP		
Recommendations:	No Acti	on R								
	-			rial A		ssment				1
Product: 0	Conc dama			0	tr	urface eatment:	0	Asbes	tos Type:	0
			Prior	rity A	sse	ssment				
Normal occupant Activi	ty:									
Location:										
Accessibility:										
Extent / amount:										
Number of occupants:						Frequency of use	e of area	a:		
Average time area is in us	se:					Type of maintena	ance act	tivity:		
Frequency of maintenance	e activity	:								
Motorial Accessory and O		0	Drierit		ores			Tatal	lak Caara	
Material Assessment So	ore:	0	Priority	ASS	ess	ment Score:		i otal R	lisk Score:	

Floor:	G		Location descrip	otion: H	allway		Floor:	G	
Room/Area:	007		Sample Number:	: 0	4		Room/Area:	007	
Material:	Vinyl/ Therm	no plastic	Item:	F	oor tiles below o	arpet	Material:	Bituminous	6
Measured Extent:	8 m²						Measured Extent:	8 m²	
Damage/Condition:	Good condit	ion	Asbestos Type:	C	nrysotile		Damage/Condition:	Good cond	lition
Notes:							Notes:		
	'ERVIEW			CLOSE-U	P		o	VERVIEW	
Recommendations:	Manage						Recommendations:	Manage	
Product: 1	Condition damage:	0	Surface treatment:	0 As	estos Type:	1	Product:	Conditio damage	
Normal occupant Activ	/ity:	Priority As	ssessment				Normal occupant Acti	vity:	
Location:							Location:		
Accessibility:							Accessibility:		
Extent / amount:							Extent / amount:		
Number of occupants:			Frequency of use	of area:			Number of occupants:		
Average time area is in u	use:		Type of maintenar	nce activity			Average time area is in	use:	
Frequency of maintenan	ce activity:						Frequency of maintena	nce activity:	T
Material Assessment S	Score: 2		essment Score:	Tat	I Risk Score:		Material Assessment	Score: 2	·
waterial Assessment 3		FIOLITY ASSE	essment score.	100	II MISK SCORE:		waterial Assessment	3001e. 2	

Location description:	Hallway
Sample Number:	015
Item:	Floor tile adhesive
Asbestos Type:	Chrysotile





Recommendations		wanage							
	_		М	aterial A	ssessment				
Product:	oduct: 1 Conditio damage:				0 Surface treatment:		Asbestos Type:		1
			Р	riority As	ssessment				
Normal occupant A	ctivity	/:							
Location:									
Accessibility:									
Extent / amount:									
Number of occupant	s:				Frequency of	use of are	ea:		
Average time area is	in use):			Type of main	tenance a	ctivity:		
Frequency of mainte	nance	activity:							
				Sco	ores				
Material Assessme	nt Sco	ore:	2 Pric	ority Ass	essment Score:		Total F	lisk Score:	

Floor:	G			Location descri	iption:	Loui	nge	
Room/Area:	008			Sample Numbe	r:	016		
Material:	Texture	ed coa	ting	Item:			ured coating t	0
Measured Extent:	15 m²					ceili	ng	
Damage/Condition:	Good o	onditio	on	Asbestos Type:		No a	asbestos dete	cted
Notes:	No sus	pect m	naterials under PV	C strips to window.				
0	VERVIEW				CLI	OSE-UP		
Recommendations:	No Acti	on Re						
	Con	dition/	Material Ass	essment Surface				
Product: 0	dama		0	treatment:	0	Asbe	stos Type:	0
Normal occupant Acti			Priority Ass	essment				
	vity.							
Location:								
Accessibility:								
Extent / amount:								
Number of occupants:				Frequency of us	e of are	a:		
Average time area is in	use:			Type of maintena	ance ac	tivity:		
Frequency of maintena	nce activity	':						
Material Assessment	Score:	0	Score Priority Asses			Total	Risk Score:	
		Ň	1 1101119 73363			. Jui I		

.

Floor:		01			Location desc	ription:	Bedr	noc	
Room/Area:		002			Sample Numb	er:	017		
Material:		Textured co	ating		Item:		Textu ceilin	ured coating to	c
Measured Extent:		12 m²					Cellin	g	
Damage/Condition:		Good condi	tion		Asbestos Type	:	No a	sbestos detec	ted
Notes:									
	OVER	VIEW				CLO	SE-UP		
Recommendations:		No Action R		rial Ass	essment				
Product:	0	Condition damage:	n/	0	Surface treatment:	0	Asbes	tos Type:	0
Normal occupant A	otivity		Prior	ity Ass	essment				
	cuvity								
Location:									
Accessibility:									
Extent / amount:									
Number of occupants	s:				Frequency of us	se of area	a:		
					Frequency of us				
Number of occupants	in use				Type of mainter				
Number of occupants Average time area is	in use nance	activity:		Score	Type of mainter		ivity:	isk Score:	

Bedroom

Within room

Asbestos Type:

Total Risk Score:

CLOSE-UP

Floor:01Location description:BedroomFloor:01Room/Area:004Sample Number:018Room/Area:005Material:Textured coatingItem:Textured coating to ceilingMaterial:No AccessMeasured Extent:12 m²Measured Extent:12 m²Measured Extent:Item:	Gained	Location description: Br Sample Number: P Item: W
Material: Textured coating Item: Textured coating to ceiling	Gained	
ceiling	Gained	Item: W
Damage/Condition: Good condition Asbestos Type: No asbestos detected Damage/Condition:		Asbestos Type:
Notes: No access	due to tenant asleep	o in room
OVERVIEW CLOSE-UP Image: Second se		CLOSE-U
Material Assessment	Material Ass	sessment
Product: 0 Condition/ damage: 0 Surface treatment: 0 Asbestos Type: 0 Product: 0 Condition damage		Surface 0 Asl
Priority Assessment	Priority Ass	essment
Normal occupant Activity: Normal occupant Activity:		
ocation: Location:		
Accessibility: Accessibility:		
Extent / amount: Extent / amount:		
Number of occupants: Frequency of use of area: Number of occupants:		Frequency of use of area:
Average time area is in use: Type of maintenance activity: Average time area is in use:		Type of maintenance activity:
Frequency of maintenance activity: Frequency of maintenance activity:		
Scores	Score	
Material Assessment Score: 0 Priority Assessment Score: Total Risk Score: Material Assessment Score: 0	Priority Asses	sment Score: Tota

Floor:	02		Location description:	Loft
Room/Area:	001		Sample Number:	Р
Material:	Limited Acc	cess Gained	Item:	Within loft
Measured Extent:				
Damage/Condition:			Asbestos Type:	
Notes:	Limited acc insulated pi	ess gained due to pe work.	stored items; MMMF insulated	l water tank; foam
	OVERVIEW		CLOS	SE-UP
Recommendations:			SHORTE	NING
Reconstruction dation of		Material As	ssessment	
	Conditio	n/ 0	Surface	
Product:	⁰ damage:	0	treatment: 0	Asbestos Type:
	damage:	Priority As	treatment:	Asbestos Type:
Normal occupant Ac	damage:		treatment:	Asbestos Type:
	damage:		treatment:	Asbestos Type:
Normal occupant Ac	damage:		treatment:	Asbestos I ype:
Normal occupant Ac	damage:		treatment:	Asbestos lype:
Normal occupant Ac Location: Accessibility:	0 damage: tivity:		treatment:	
Normal occupant Ac Location: Accessibility: Extent / amount:	0 damage: :tivity: :		treatment:	
Normal occupant Ac Location: Accessibility: Extent / amount: Number of occupants	0 damage: :tivity: : : n use:	Priority As	treatment: - ssessment Frequency of use of area: Type of maintenance activity	
Normal occupant Ac Location: Accessibility: Extent / amount: Number of occupants Average time area is i	0 damage: tivity: n use: ance activity:	Priority As	treatment: - ssessment Frequency of use of area: Type of maintenance activities	

Floor:		Ext					Location descr	iption:	Eleva	ations	
Room/Area:		EX01					Sample Numbe	r:	SP		
Material:		Bitumin	ous				Item:		Roof	felt to canopy	/
Measured Extent:		0.5 m²									
Damage/Condition:		Low Da	mag	е			Asbestos Type	:	Asbe	estos Present	
Notes:											
	OVER	VIEW						CLO	SE-UP		
Recommendations											
Product:	1	Cond dama		/	1	S tr	essment ourface reatment:	0	Asbes	stos Type:	3
Normal occupant A	ctivity	<i>'</i> :		Prio	rity As	se	ssment				
Location:											
Accessibility:											
Extent / amount:											
Number of occupant	s:						Frequency of us	e of area			
Average time area is	in use						Type of mainten	ance acti	vity:		
Frequency of mainte	nance	activity	:								
Material Assessme	nt Sco	ore:	5	Priority	Sco Asse /		s ment Score:		Total R	lisk Score:	
			•	1	,			1 1			I

Floor:	Ext			Location descrip	ntion:	Eleva	tions	
			L T	•				
Room/Area:	EX01		_	Sample Number:		001		
Material:	Bituminous			Item:		Damp	o proof cours	se
Measured Extent:	14 m							
Damage/Condition:	Good condit	ion		Asbestos Type:		No as	sbestos dete	cted
Notes:	timber eaves	packing to toile s and fascia; re ne extension.	t doo ctang	r frame; plastic and le panel to the front	cast irc t door.	on rain w	ater goods; o	open
OVE					CLO	PSE-UP	J.	
		6		Real Providence				
Recommendations:	No Action Re		Asse	ssment				
Recommendations: Product: 0	No Action Re Condition damage:	Material	s	ssment urface reatment:	0	Asbes	tos Type:	0
Product: 0	Condition damage:	Material	S ti	urface eatment:	0	Asbes	tos Type:	0
Product: 0 Normal occupant Activi	Condition damage:	Material 0	S ti	urface eatment:	0	Asbes	tos Type:	0
Product: 0 Normal occupant Activi Location:	Condition damage:	Material 0	S ti	urface eatment:	0	Asbes	tos Type:	0
Product: 0 Normal occupant Activi Location: Accessibility:	Condition damage:	Material 0	S ti	urface eatment:	0	Asbes	tos Type:	0
Product: 0 Normal occupant Activi Location: Accessibility: Extent / amount:	Condition damage:	Material 0	S ti	urface reatment: ssment			tos Type:	0
Product: 0 Normal occupant Activi Location: Accessibility:	Condition damage:	Material 0	S ti	urface eatment:			tos Type:	0
Product: 0 Normal occupant Activi Location: Accessibility: Extent / amount:	Condition damage: ity:	Material 0	S ti	urface reatment: ssment	of area		tos Type:	0
Product: 0 Normal occupant Activit Location: Accessibility: Extent / amount: Number of occupants:	Condition damage: ity:	Material Priority	S ti	urface eatment: ssment Frequency of use Type of maintenar	of area		tos Type:	0

Floor:	Ext			Location descri	ption:	Elevations	
Room/Area:	EX01			Sample Number	r:	002	
Material:	Composites	6		Item:		Putty to door fra	nes
Measured Extent:	3 no.						
Damage/Condition:	Low damag	je		Asbestos Type:		No asbestos det	ected
Notes:							
	RVIEW				CLO	SE-UP	
Recommendations:	No Action F			essment			
Product: 0	Conditio damage:	n/	0 5 t	Surface reatment:	0	Asbestos Type:	0
Normal occupant Activi	ity:	Priorit	y Asse	essment			
Location:							
Accessibility:							
Extent / amount:							
Number of occupants:				Frequency of use	e of area	:	
Average time area is in u	se:			Type of maintena	ance acti	vity:	
Frequency of maintenance	e activity:		_				
Material Assessment S	core: 0	Priority	Score: Assess	s ment Score:		Total Risk Score:	
		,, ,			II		

Elevations

004

Location description:

Sample Number:

Floor:	Ext		Location description	Elevations	Floor:
Room/Area:	EX01		Sample Number:	003	Room/Area:
Material:	Composites		Item:	Putty to timber window	Material:
Measured Extent:	3 no.			frames	Measured Ext
Damage/Condition:	Low damage	e	Asbestos Type:	No asbestos detected	Damage/Cond
Notes:					Notes:
	/erview			LOSE-UP	
Recommendations:	No Action R				Recommenda
		Material Ass			
Product: 0	Condition damage:	0	Surface 0	Asbestos Type: 0	Product:
		Priority Ass	sessment		
Normal occupant Activ	/ity:				Normal occup
Location:					Location:
Accessibility:					Accessibility:
Extent / amount:					Extent / amour
Number of occupants:			Frequency of use of ar	ea:	Number of occ
Average time area is in	use:		Type of maintenance a	ctivity:	Average time a
Frequency of maintenan	ce activity:				Frequency of r
		Score			
Material Assessment S	Score: 0	Priority Asses	ssment Score:	Total Risk Score:	Material Asse

Material:		Compos	ites				Item:		Rend	ler to walls	
Measured Extent:	-	70 m²									
Damage/Condition:		Good co	onditic	n			Asbestos Type:		No a	sbestos detec	ted
Notes:											
	OVER	VIEW						CL	OSE-UP		
- RMA				All I							
Recommendations:	I	No Actic	n Re								
Product:	0	Condi dama		Mate	rial As	S	ssment urface eatment:	0	Asbes	tos Type:	0
			1	Prior	ity As	sse	ssment				
Normal occupant A	ctivity	:									
Location:											
Accessibility:											
Extent / amount:											
Number of occupants	8:						Frequency of use	e of are	a:		
Average time area is	in use	:					Type of maintena	ance ac	tivity:		
Frequency of mainter	nance	activity:									
Vaterial Assessmer	* 500	ro:	0	Priorite	Sco		ment Score:		Total P	isk Score:	
viaterial Assessmer	11 300	ie:	U	Priority	ASSE	:55	ment Score:		i otal R	ISK SCORE:	

Ext

EX01

Floor:	Ext		Location description	: Elev	ations		Floor:	Ext
Room/Area:	EX01		Sample Number:	005			Room/Area:	EX01
Material:	Cement		Item:		trical conduit v	vithin	Material:	Compos
Measured Extent:	0.45 m			timb	er boxing		Measured Extent:	8 no.
Damage/Condition:	Good condit	ion	Asbestos Type:	Chry	vsotile		Damage/Condition:	Good co
Notes:							Notes:	
	VERVIEW			LOSE-UP				
Recommendations:	Manage	Material As	sassmant				Recommendations:	No Actio
Product: 1	Condition damage:	v 0	Surface 1	Asbe	stos Type:	1	Product: 0	Condi dama
Normal occupant Acti	vity:	Priority Ass	sessment				Normal occupant Acti	vity:
Location:							Location:	
Accessibility:							Accessibility:	
Extent / amount:							Extent / amount:	
Number of occupants:			Frequency of use of a	ea:			Number of occupants:	
Average time area is in	use:		Type of maintenance a	ctivity:			Average time area is in	use:
Frequency of maintena	nce activity:						Frequency of maintena	nce activity:
Material Assessment	Score: 3	Scor Priority Asses	es ssment Score:	Total	Risk Score:		Material Assessment	Score:



0

Frequency of use of area: Type of maintenance activity:

Asbestos Type:

Total Risk Score:

0

No Action Required

0

Condition/

damage:

Material Assessment

Priority Assessment

Scores

Priority Assessment Score:

0

Surface

treatment:

Composites

Elevations

008

Location description:

Sample Number:

Item:

Floor:								
11001.	Ext		Location description:	Elevations		Floor:	Ext	
Room/Area:	EX01		Sample Number:	007		Room/Area:	EX01	
Material:	Composites		Item:	Pink mastic to met		Material:	Composites	S
Measured Extent:	5 no.			frames windows an door	nd	Measured Extent:	1 no.	
Damage/Condition:	Good conditi	ion	Asbestos Type:	Chrysotile		Damage/Condition:	Good cond	ition
Notes:						Notes:		
c	VERVIEW		CLO	SE-UP		C	OVERVIEW	
Recommendations:	Remove					Recommendations:	No Action F	Require
	Remove 1 Condition damage:	0	ssessment Surface treatment: 0	Asbestos Type:			No Action F 0 Conditio damage:	on/
Product:	Condition damage:	0	Surface	Asbestos Type:	1	Product:	0 Conditio damage:	on/
Product:	Condition damage:	0	Surface 0	Asbestos Type:	1	Product: Normal occupant Act	0 Conditio damage:	on/
Product: Normal occupant Act Location:	Condition damage:	0	Surface 0	Asbestos Type:		Product: Normal occupant Act	0 Conditio damage:	on/
Product: Normal occupant Act Location: Accessibility:	Condition damage:	0	Surface 0	Asbestos Type:		Product: Normal occupant Act	0 Conditio damage:	on/
Product: Normal occupant Act Location: Accessibility: Extent / amount:	1 Condition damage: tivity:	0	Surface 0 treatment: 0			Product: Normal occupant Act Location: Accessibility: Extent / amount:	0 Conditio damage: tivity:	on/
Product: Normal occupant Act Location: Accessibility: Extent / amount: Number of occupants:	1 Condition damage: tivity:	0	Surface 0 treatment: 0			Product: Normal occupant Act Location: Accessibility: Extent / amount: Number of occupants:	0 Conditio damage: tivity:	on/
Product: Normal occupant Act Location: Accessibility: Extent / amount: Number of occupants: Average time area is in	1 Condition damage: tivity:	0	Surface 0 treatment: 0			Product: Normal occupant Act Location: Accessibility: Extent / amount: Number of occupants: Average time area is in	0 Conditio damage: tivity:	on/
Product: Normal occupant Act Location: Accessibility: Extent / amount: Number of occupants:	1 Condition damage: tivity:	/ 0 Priority A:	Surface 0 treatment: 0			Product: Normal occupant Act Location: Accessibility: Extent / amount: Number of occupants:	0 Conditio damage: tivity:	on/

Material:	Composi	tes		Item:			seal to cast in pipe	ron
Measured Extent:	1 no.					dowi	i pipe	
Damage/Condition:	Good co	ndition		Asbestos Type		No a	sbestos detec	ted
Notes:								
	OVERVIEW				CLC	SE-UP		
				A A A A A A A A A A A A A A A A A A A		J.		
Recommendations:	No Actio	n Required		essment				
Product:	0 Condition damage	tion/	0	Surface treatment:	0	Asbes	tos Type:	0
		Prior	rity Ass	essment				
Normal occupant A	ctivity:							
ocation:								
Accessibility:								
Extent / amount:								
Number of occupants	3:			Frequency of us	e of area	1:		
Average time area is	in use:			Type of maintena	ance act	ivity:		
Frequency of mainter	nance activity:							
			Score					
Aaterial Assessmer	nt Score:	0 Priority	Asses	sment Score:		Total R	lisk Score:	

Flat roof

SP

Location description:

Sample Number:

Floor:	Ext		Location descri	ption:	Elevations		Floor:
Room/Area:	EX01		Sample Number	r:	009		Room/Area:
Material:	Composites		Item:		Mastic to sealed w	all	Material:
Measured Extent:	1 no.				penetration		Measured Exte
Damage/Condition:	Good conditi	ion	Asbestos Type:		No asbestos detec	cted	Damage/Condi
Notes:							Notes:
	RVIEW				DSE-UP		
Recommendations:	No Action Re	equired Material As					Recommendat
Product: 0	Condition damage:	0	Surface treatment:	0	Asbestos Type:	0	Product:
Normal occupant Activ	ity:	Priority Ass	Sessillent				Normal occupa
Location:							Location:
Accessibility:							Accessibility:
Extent / amount:							Extent / amount
Number of occupants:			Frequency of use	e of are	a:		Number of occu
Average time area is in u	se:		Type of maintena	ance ac	tivity:		Average time ar
Frequency of maintenance	ce activity:						Frequency of m
Material Assessment S	core : 0	Scor			Total Risk Score:		Material Asses
waterial Assessment S	core: 0	Priority ASSes	ssment Score:		TOTAL KISK SCORE:		waterial Asses

Material:	Bituminous			Item:		Roof	felt	
Measured Extent:	5 m²							
Damage/Condition:	Good condition			Asbestos Type:			Asbestos Present	
Notes:								
OVE	RVIEW				CLO	SE-UP		
		Rave						
Recommendations:	Manage							
I				essment				
Product: 1	Condition damage:	1/	0 -	Surface reatment:	0	Asbes	tos Type:	3
		Prior	ity Asse	ssment				
Normal occupant Activi	ty:							
Location:								
Accessibility:								
Extent / amount:								
Number of occupants:				Frequency of us	e of area			
Average time area is in us	se:			Type of maintena	ance acti	vity:		
Frequency of maintenance	e activity:							
			Score	S				
Material Assessment So	core: 4	Priority	/ Assess	ment Score:		Total R	isk Score:	

Ext

EX02

PLANS OF THE PREMISES

EX01 Elevations



Symbol	Explanation
S001	Asbestos Containing Sample
SP	Material Strongly Presumed to contain Asbestos
X001	Cross referenced to a positive sample
S001	No Asbestos Detected
X001	Cross referenced to a negative sample
Р	Presumed to contain asbestos - further investigation recommended
NAG	No Access Gained - further investigation recommended
•	Ceiling penetration
V	Wall penetration
	Floor penetration

Job title Asbestos Survey: Refurbishment Not for measurement purposes				
Drawing title: Boveney lock house refurbishment Ground Floor				
Survey Date: 15/07/19	Revision Date:			
C I i e n t: Environment Agency				
Dwg No. 1/2	UPRN No			
Date: 16/07/19	Annotated: BC			
Scale(s): NTS	Contract Code: L-04849			
the right a	edp approach			



Symbol	Explanation
S001	Asbestos Containing Sample
SP	Material Strongly Presumed to contain Asbestos
X001	Cross referenced to a positive sample
S001	No Asbestos Detected
X001	Cross referenced to a negative sample
Р	Presumed to contain asbestos - further investigation recommended
NAG	No Access Gained - further investigation recommended
•	Ceiling penetration
V	Wall penetration
	Floor penetration

Job title Asbestos Survey: Refurbishment Not for measurement purposes				
Drawing title: Boveney lock house refurbishment First floor and loft				
Survey Date: 15/07/19	Revision Date:			
C I i e n t: Environment Agency				
Dwg No. 2/2	UPRN No			
Date: 16/07/19	Annotated: BC			
Scale(s): NTS	Contract Code: L-04849			
the right approach				

BULK ASBESTOS CERTIFICATES OF ANALYSIS

TVS Analysis



Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ Telephone/Fax: (01925) 811622 E-mail: <u>tvsanalysis@btconnect.com</u>

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: EDP Health, Safety & Environment Consultants Ltd, Suite D Quay West, Salamander Quay, Park Lane, Harefield, Uxbridge. UB9 6NZ Site Reference: L-04849 – Environment Agency, Boveney Lock House, Windsor Date Received: 17/07/19 Date Analysed: 20/07/19 Certificate Number: TVS/19/4355 Analyst: N Tully

Samp	ole Number	**Comple Leastion	*Description of Droduct	Contont
Lab	Customer	**Sample Location	*Description of Product	Content
001	S001	EX01	Damp Proof Course	No Asbestos Detected
002	S002	EX01	Putty to Door Frames	No Asbestos Detected
003	S003	EX01	Putty to Timber Window Frames	No Asbestos Detected
004	S004	EX01	Render to Walls	No Asbestos Detected
005	S005	EX01	Electrical Conduit Within Timber Boxing	Chrysotile
006	S006	EX01	Mastic to PVC Windows	No Asbestos Detected
007	S007	EX01	Pink Mastic to Metal Framed Windows & Doors	Chrysotile
008	S008	EX01	Putty Seal to Cast Iron Down Pipe	No Asbestos Detected
009	S009	EX01	Mastic to Sealed Wall Penetration	No Asbestos Detected
010	S010	G/002	Paper Backed Floor Covering Below Laminate	Chrysotile
011	S011	G/002	Sink Pad	No Asbestos Detected
012	S012	G/005	Cistern	Amosite
013	S013	G/006	Textured Coating to Ceiling	No Asbestos Detected
014	S014	G/007	Floor Tile Below Carpet	Chrysotile
015	S015	G/007	Floor Tile Adhesive	Chrysotile
016	S016	G/008	Textured Coating to Ceiling	No Asbestos Detected
017	S017	1/002	Textured Coating to Ceiling	No Asbestos Detected
018	S018	1/004	Textured Coating to Ceiling	No Asbestos Detected

Approved: Sign:

Date: 22/07/19 (Issued)

Print: N Tully (Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.