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Asbestos Management Survey

5 Verster street Paarl 7646

Surveyed On: 3 Dec 2021

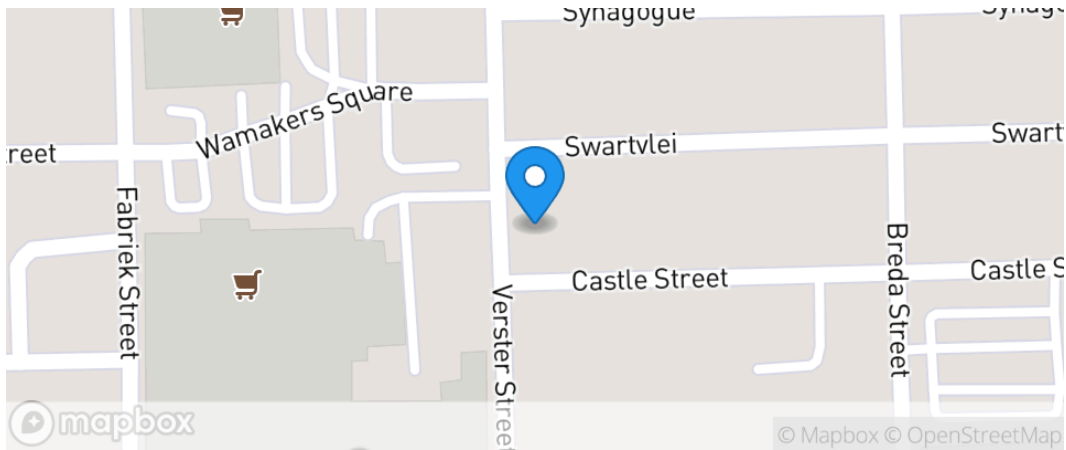
Our Ref: Asbestos identification

Job Id: 21

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Report Details

Report By	Asbestos Consulting
Client	Cafe Sophia
Project	Asbestos identification
Site Address	5 Verster street Paarl 7646
Site Coordinates	-33.7298482, 18.9667395
Site Location	
Site Description	The property is an old building converted into a coffee shop/guesthouse. The house consists of 3 bedrooms, a kitchen, wash area, and living area.
Purpose of Survey	The purpose of the survey is to identify all ACM (asbestos-containing material) onsite, to enter the identified asbestos into a register, and to assess the risk of asbestos.
Surveyors	Albie Klein
Survey Dates	3 Dec 2021
QC Date	8 Dec 2021

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
17	0	0	0

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Sign Off

Quality Control

Albie Klein

8th Dec 2021



Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Asbestos Consulting cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Asbestos Consulting cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Asbestos Consulting cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey



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Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
001 -WESTERN SIDE // 001 - Gutter		D shape gutter	3 Very Low	Mark and manage	12
002 -WESTERN SIDE // 002 - downpipe		200mm round pipe	3 Very Low	Mark and manage	13
003 - SOUTHERN SIDE // 004 - downpipe	200mm down pipe	Compressed	3 Very Low	Mark and manage	14
004 - SOUTHERN SIDE // 004 - Gutter		D shape gutter	3 Very Low	Mark and manage	15
005 - EASTERN SIDE // 006 - gutter	D Shape gutters	Compressed	3 Very Low	Mark and manage	16
006 - NORTHERN SIDE // 004 - gutter	D Shape gutters	Compressed	3 Very Low	Mark and manage	17
007- NORTHERN SIDE // 007- Downpipes			3 Very Low	Mark and manage	18
008 -OUTSIDE BUILDING // 008 - gutter	D Shape gutters	Compressed	3 Very Low	Mark and manage	19
009 -OUTSIDE BUILDING // 009 - downpipe	125 mm downpipe	Compressed	3 Very Low	Mark and manage	20
010 - INSIDE // 010 - Kitchen wash area	Ceiling	Compressed	2 Very Low	Mark and manage	21
011 - INSIDE // 011- kitchen	Ceiling	Compressed	3 Very Low	Mark and manage	22
012 - INSIDE // 012 - Laundry and staff toilet	Ceiling	Compressed	3 Very Low	Mark and manage	23
013- INSIDE // 013- DINNING AREA	Gutters	Compressed	2 Very Low	Mark and manage	24
014- INSIDE // 014 - Hall way	Ceiling	Compressed	2 Very Low	Mark and manage	25

table continued from previous page...

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
015 - INSIDE // 015 - Bedroom 1	Ceiling	Compressed	2 Very Low	36m ²	26
016 - INSIDE // 016 - bedroom 2	Ceiling	Compressed	2 Very Low	Mark and manage	27
017 - INSIDE // 07 - Reception	Ceiling	Compressed	2 Very Low	Mark and manage	28

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
nothing to show			

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed or inspected. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that this type of assessment may exclude other areas - see **Report Details** (p. 2) and **Variations to Scope** (p. 4).



Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
all locations and items were fully accessed					

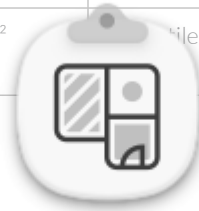
Register

The register contains priority scoring, please see **Priority Assessment Scores (p. 34)** and **Risk Assessment Scores (p. 35)** for further information.

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Priority Score	Recommendation	Page
001 -WESTERN SIDE / / 001 - Gutter	--	D shape gutter	Strongly Presume	meters	Chrysotile	1	1	0	3 Very Low		Mark and manage	12
002 -WESTERN SIDE / / 002 - downpipe	--	200mm round pipe	Sample 001	3 meters	Chrysotile	1	1	0	3 Very Low	6	Mark and manage	13
003 - SOUTHERN SIDE // 004 - downpipe	200mm down pipe	Compressed	Sample 002	3 meter	Chrysotile	1	1	0	3 Very Low	6	Mark and manage	14
004 - SOUTHERN SIDE // 004 - Gutter	--	D shape gutter	Strongly Presume	8 meter	Chrysotile	1	1	0	3 Very Low	6	Mark and manage	15
005 - EASTERN SIDE / / 006 - gutter	D Shape gutters	Compressed	Strongly Presume	20 meter	Chrysotile	1	1	0	3 Very Low	6	Mark and manage	16
006 - NORTHERN SIDE // 004 - gutter	D Shape gutters	Compressed	Strongly Presume	25 meter	Chrysotile	1	1	0	3 Very Low	6	Mark and manage	17
007- NORTHERN SIDE // 007- Downpipes	--	--	Sample 003	6 meter	Chrysotile	1	1	0	3 Very Low	5	Mark and manage	18
008 -OUTSIDE BUILDING // 008 - gutter	D Shape gutters	Compressed	Strongly Presume	11 meters	Chrysotile	1	1	0	3 Very Low	5	Mark and manage	19
009 -OUTSIDE BUILDING // 009 - downpipe	125 mm downpipe	Compressed	Strongly Presume	2 x 3 meter downpipes	Chrysotile	1	1	0	3 Very Low	5	Mark and manage	20
010 - INSIDE // 010 - Kitchen wash area	Ceiling	Compressed	Presume	6m ²	Chrysotile	1	0	0	2 Very Low		Mark and manage	21
011 - INSIDE // 011- kitchen	Ceiling	Compressed	Presume	10m ²	Chrysotile	1	1	0	3 Very Low	6	Mark and manage	22

table continued from previous page...

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Priority Score	Recommendation	Page
012 - INSIDE // 012 - Laundry and staff toilet	Ceiling	Compressed	Presume		Chrysotile	1	1	0	3 Very Low	5	Mark and manage	23
013- INSIDE // 013- DINNING AREA	Gutters	Compressed	Presume	45m ²	Chrysotile	1	0	0	2 Very Low	6	Mark and manage	24
014- INSIDE // 014 - Hall way	Ceiling	Compressed	Presume	20m ²	Chrysotile	1	0	0	2 Very Low	6	Mark and manage	25
015 - INSIDE // 015 - Bedroom 1	Ceiling	Compressed	Presume	36m ²	Chrysotile	1	0	0	2 Very Low	7	36m ²	26
016 - INSIDE // 016 - bedroom 2	Ceiling	Compressed	Presume	36m ²	Chrysotile	1	0	0	2 Very Low	7	Mark and manage	27
017 - INSIDE // 07 - Reception	Ceiling	Compressed	Presume	20m ²	Chrysotile	1	0	0	2 Very Low	6	Mark and manage	28



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Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
001 -WESTERN SIDE // 001 - Gutter	--	D shape gutter		3 Very Low		Mark and manage	12
002 -WESTERN SIDE // 002 - downpipe	--	200mm round pipe		3 Very Low	6	Mark and manage	13
003 - SOUTHERN SIDE // 004 - downpipe	200mm down pipe	Compressed		3 Very Low	6	Mark and manage	14
004 - SOUTHERN SIDE // 004 - Gutter	--	D shape gutter		3 Very Low	6	Mark and manage	15
005 - EASTERN SIDE // 006 - gutter	D Shape gutters	Compressed		3 Very Low	6	Mark and manage	16
006 - NORTHERN SIDE // 004 - gutter	D Shape gutters	Compressed		3 Very Low	6	Mark and manage	17
007- NORTHERN SIDE // 007- Downpipes	--	--	Created with a trial version of flowmobile.app	3 Very Low	5	Mark and manage	18
008 -OUTSIDE BUILDING // 008 - gutter	D Shape gutters	Compressed		3 Very Low	5	Mark and manage	19
009 -OUTSIDE BUILDING // 009 - downpipe	125 mm downpipe	Compressed		3 Very Low	5	Mark and manage	20
010 - INSIDE // 010 - Kitchen wash area	Ceiling	Compressed		2 Very Low		Mark and manage	21
011 - INSIDE // 011- kitchen	Ceiling	Compressed		3 Very Low	6	Mark and manage	22
012 - INSIDE // 012 - Laundry and staff toilet	Ceiling	Compressed		3 Very Low	5	Mark and manage	23
013- INSIDE // 013- DINNING AREA	Gutters	Compressed		2 Very Low	6	Mark and manage	24

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
014- INSIDE // 014 - Hall way	Ceiling	Compressed		2 Very Low	6	Mark and manage	25
015 - INSIDE // 015 - Bedroom 1	Ceiling	Compressed		2 Very Low	7	36m ²	26
016 - INSIDE // 016 - bedroom 2	Ceiling	Compressed		2 Very Low	7	Mark and manage	27
017 - INSIDE // 07 - Reception	Ceiling	Compressed		2 Very Low	6	Mark and manage	28



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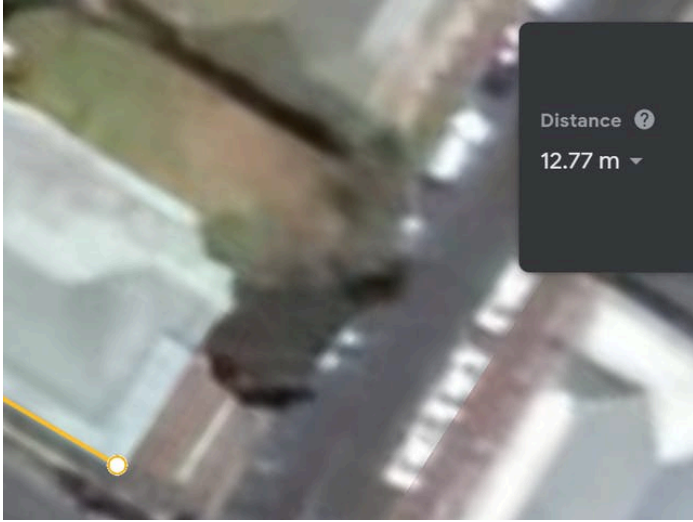
Inspect Photographs



See following pages for additional photographs,
notes and scores for inspected locations and items...

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001 -WESTERN SIDE > > 001 - Gutter >

Building	001 -WESTERN SIDE	Level	
Location	001 - Gutter	Item	
Material	D shape gutter	Extent	meters
			
Strategy / Sample Id	Strongly Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The gutters are in a good condition and must be inspected and cleaned at least 3 times a year		


Material Assessment

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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

No Priority Assessment was carried out for this item

002 -WESTERN SIDE > > 002 - downpipe >

Building	002 -WESTERN SIDE	Level	
Location	002 - downpipe	Item	
Material	200mm round pipe	Extent	3 meters
			
Strategy / Sample Id	Sample / 001	Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	Down pipes are in a good condition and painted. Regular maintenance is required		



Material Assessment

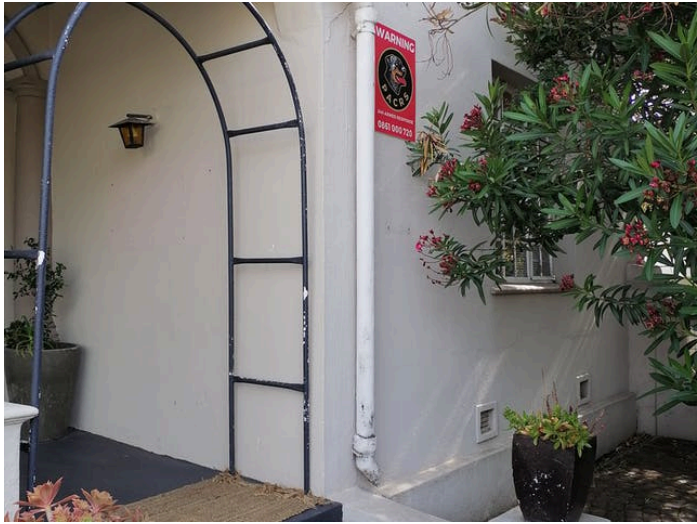
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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	1		
Number of Occupants	3	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	1		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	1		
Priority Score		6	

003 - SOUTHERN SIDE > > 004 - downpipe > 200mm down pipe

Building	003 - SOUTHERN SIDE	Level	
Location	004 - downpipe	Item	200mm down pipe
Material	Compressed	Extent	3 meter
			
Strategy / Sample Id	Sample / 002	Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	Downpipe is in a good condition. Regular maintenance is required		



Material Assessment


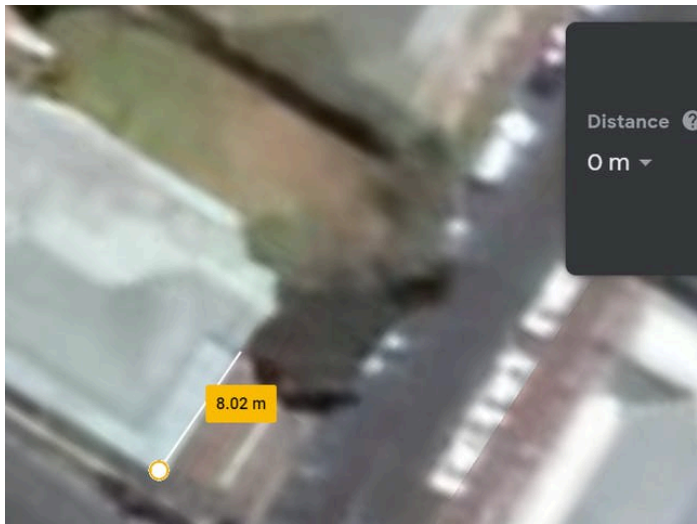

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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	1		
Number of Occupants	2	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	2		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		6	

004 - SOUTHERN SIDE > > 004 - Gutter >

Building	004 - SOUTHERN SIDE	Level	
Location	004 - Gutter	Item	
Material	D shape gutter	Extent	8 meter
			
Strategy / Sample Id	Strongly Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	Gutters are in a good condition. Regular maintenance is required, at least 3 times a year the gutters must be cleaned.		

Material Assessment



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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	1		
Number of Occupants	2	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	2		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		6	

005 - EASTERN SIDE > > 006 - gutter > D Shape gutters

Building	005 - EASTERN SIDE	Level	
Location	006 - gutter	Item	D Shape gutters
Material	Compressed	Extent	20 meter
			
Strategy / Sample Id	Strongly Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The gutter is in good condition. Regular maintenance is required		

Material Assessment



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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	2		
Number of Occupants	2	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	2		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		6	

006 - NORTHERN SIDE > > 004 - gutter > D Shape gutters

Building	006 - NORTHERN SIDE	Level	
Location	004 - gutter	Item	D Shape gutters
Material	Compressed	Extent	25 meter
			
Strategy / Sample Id	Strongly Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The gutter is a good condition. Cleaning is required at least 3 times a year		



Material Assessment


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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	0		
Extent / Amount	2		
Number of Occupants	2	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	2		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		6	

007- NORTHERN SIDE > > 007- Downpipes >

Building	007- NORTHERN SIDE	Level	
Location	007- Downpipes	Item	
Material		Extent	6 meter
			
Strategy / Sample Id	Sample / 003	Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The downpipes is in good condition. Regular maintenance is required		

Material Assessment

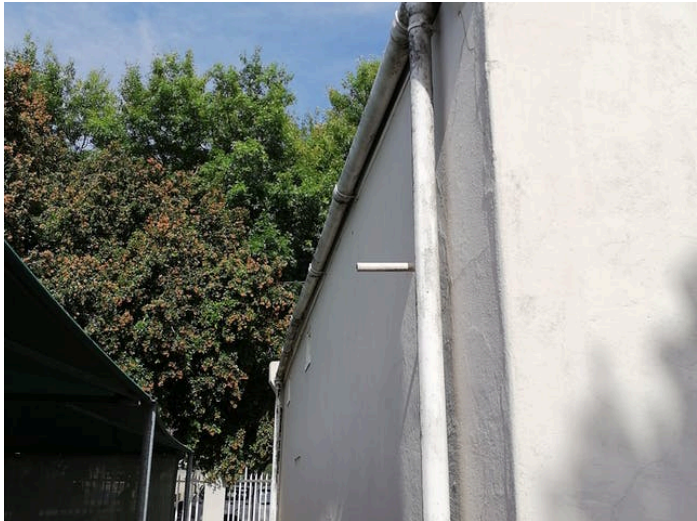
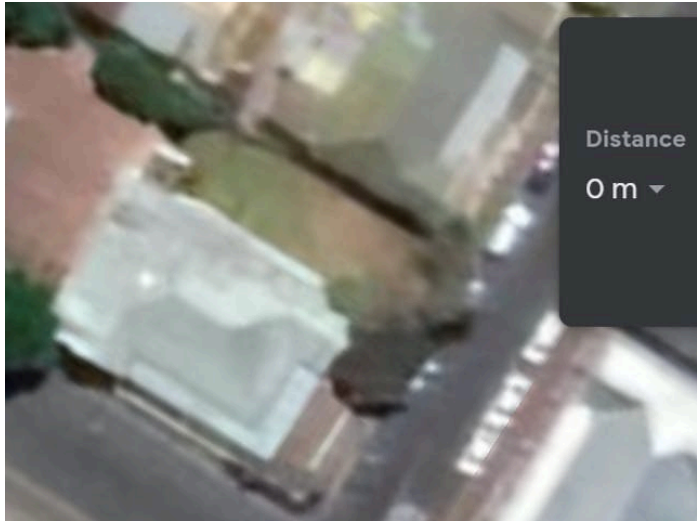
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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	1		
Number of Occupants	2	Human Exposure Potential	2
Frequency of Use of Area	3		
Average Time Area is in Use	1		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		5	

008 -OUTSIDE BUILDING > > 008 - gutter > D Shape gutters

Building	008 -OUTSIDE BUILDING	Level	
Location	008 - gutter	Item	D Shape gutters
Material	Compressed	Extent	11 meters
			
Strategy / Sample Id	Strongly Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The gutters on both sides are in good condition. Please make sure that the gutters are cleaned and maintained on a regular basis.		

Material Assessment


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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	2		
Number of Occupants	2	Human Exposure Potential	2
Frequency of Use of Area	3		
Average Time Area is in Use	1		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		5	

009 -OUTSIDE BUILDING > > 009 - downpipe > 125 mm downpipe

Building	009 -OUTSIDE BUILDING	Level	
Location	009 - downpipe	Item	125 mm downpipe
Material	Compressed	Extent	2 x 3 meter downpipes
			
Strategy / Sample Id	Strongly Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The downpipes are in good condition. Regular maintenance is required to prevent breakages		



Material Assessment

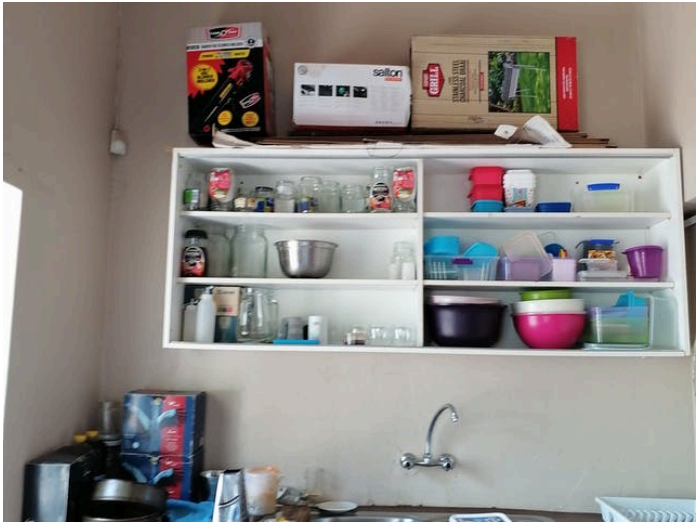
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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	1		
Number of Occupants	1	Human Exposure Potential	2
Frequency of Use of Area	3		
Average Time Area is in Use	1		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		5	

010 - INSIDE > > 010 - Kitchen wash area > Ceiling

Building	010 - INSIDE	Level	
Location	010 - Kitchen wash area	Item	Ceiling
Material	Compressed	Extent	6m ²
			
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	Painted and in good condition. Maintenance is required		


Material Assessment

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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

No Priority Assessment was carried out for this item

011 - INSIDE > > 011- kitchen > Ceiling

Building	011 - INSIDE	Level	
Location	011- kitchen	Item	Ceiling
Material	Compressed	Extent	10m ²
			
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The ceiling is painted and in good condition. Prevent damage the ceiling		

Material Assessment

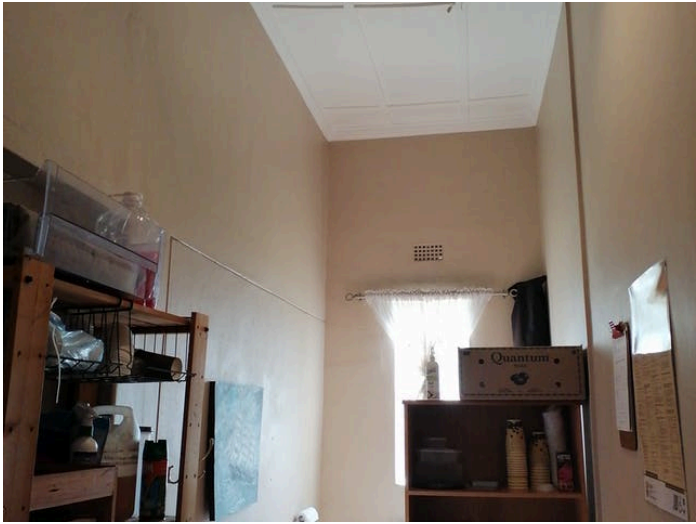
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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	1		
Number of Occupants	2	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	2		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		6	

012 - INSIDE > > 012 - Laundry and staff toilet > Ceiling

Building	012 - INSIDE	Level	
Location	012 - Laundry and staff toilet	Item	Ceiling
Material	Compressed	Extent	
			
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The ceilings are in good condition. The area is well managed. Prevent any breakages		

Material Assessment


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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	1		
Number of Occupants	1	Human Exposure Potential	2
Frequency of Use of Area	3		
Average Time Area is in Use	1		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		5	

013- INSIDE > > 013- DINNING AREA > Gutters

Building	013- INSIDE	Level	
Location	013- DINNING AREA	Item	Gutters
Material	Compressed	Extent	45m ²
			
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The ceiling is a good condition. Prevent damages to the ceiling at all times		



Material Assessment

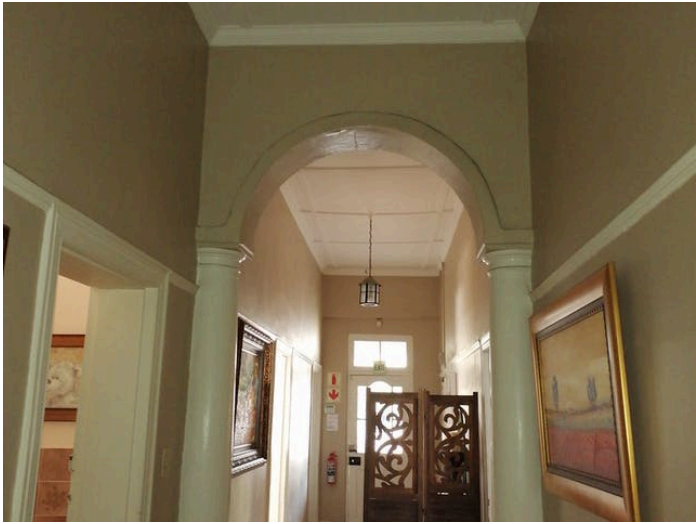
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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	2		
Number of Occupants	2	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	2		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		6	

014- INSIDE > > 014 - Hall way > Ceiling

Building	014- INSIDE	Level	
Location	014 - Hall way	Item	Ceiling
Material	Compressed	Extent	20m ²
			
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The ceiling is painted and in good condition. Prevent damages to it at all times		



Material Assessment


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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	0	Likelihood of Disturbance	1
Accessibility	1		
Extent / Amount	2		
Number of Occupants	2	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	2		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		6	

015 - INSIDE > > 015 - Bedroom 1 > Ceiling

Building	015 - INSIDE	Level	
Location	015 - Bedroom 1	Item	Ceiling
Material	Compressed	Extent	36m ²
			
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	36m ²		
General Comments	The ceilings are painted in good condition. Prevent any damages		



Material Assessment


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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	1	Likelihood of Disturbance	2
Accessibility	1		
Extent / Amount	2		
Number of Occupants	1	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	3		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		7	

016 - INSIDE > > 016 - bedroom 2 > Ceiling

Building	016 - INSIDE	Level	
Location	016 - bedroom 2	Item	Ceiling
Material	Compressed	Extent	36m ²
			
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The ceiling is painted and in good condition. Prevent any damages		



Material Assessment


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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	1	Likelihood of Disturbance	2
Accessibility	1		
Extent / Amount	2		
Number of Occupants	1	Human Exposure Potential	3
Frequency of Use of Area	3		
Average Time Area is in Use	3		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		7	

017 - INSIDE > > 07 - Reception > Ceiling

Building	017 - INSIDE	Level	
Location	07 - Reception	Item	Ceiling
Material	Compressed	Extent	20m ²
			
Strategy / Sample Id	Presume	Presumed Fibre Type	Chrysotile
Recommendation	Mark and manage		
General Comments	The ceiling is painted and in good condition. Prevent damages at all cost		



Material Assessment

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Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	0
Surface Type / Treatment	0	Asbestos Type	1
Material Score	2 / Very Low		

Priority Assessment

Normal Occupant Activity	1	Main Type of Activity in Area	1
Location	1	Likelihood of Disturbance	2
Accessibility	1		
Extent / Amount	2		
Number of Occupants	2	Human Exposure Potential	2
Frequency of Use of Area	3		
Average Time Area is in Use	1		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	0		
Priority Score		6	



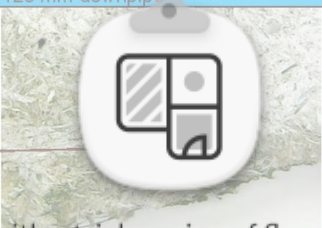



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12/8/21

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Asbestos samples taken on 12/3/21 are as follow:

Sample number	001
Location	125 mm downpipe
Image	
Date and time	12/3/21
Type	125 mm downpipe
Result	Positive asbestos (white)

Sample number	002
Location	125 mm Downpipe
Image	
Date and time	12/3/21
Type	125 mm downpipe
Result	Positive asbestos (White)

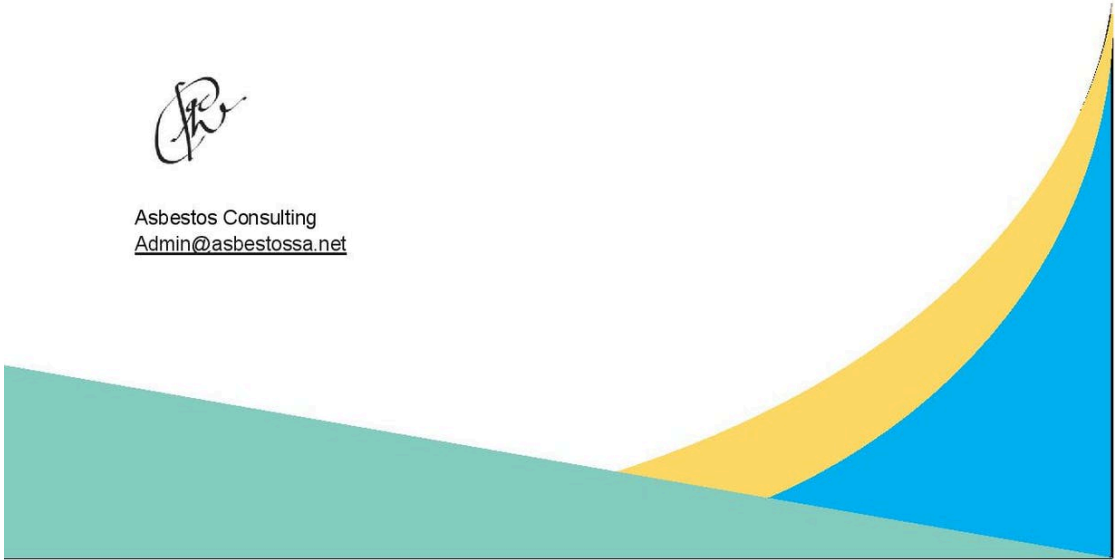
Sample number	003
Location	125 mm downpipe
Image	
Date and time	12/3/21
Type	125 mm downpipe
Result	Positive asbestos (White)



Warm regards, Created with a trial version of flowmobile.app



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Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.



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Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
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 board, 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, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, asbestos lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Priority Assessment Scores

The priority assessment is determined by carrying out an assessment of the likelihood of the ACM being disturbed through: **Normal Occupant Activity**, **Likelihood of Disturbance**, **Human Exposure Potential** and **Maintenance Activity**. Guidance on Priority Assessments is provided in HSG 227 (A Comprehensive Guide to Managing Asbestos in Premises) and HSG 264 (Asbestos: The Survey Guide).

The surveyor has carried out a priority risk assessment on your behalf. This is based on the activities witnessed by the surveyor on the day of the survey. This information can contribute to the risk assessment, however **it is the duty holder's responsibility under CAR 2012 to complete the Risk Assessments using the Survey report and his / her own detailed knowledge of the activities carried out within the premises.**

Assessment Parameter	Score	Examples of Score
Normal Occupant Activity		
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 or vehicular activity which may cause contact with ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large Rooms or well-ventilated
	2	Rooms up to 100 sq metres in
	3	Restricted or confined areas
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amounts or single items (eg strings, gaskets)
	1	Less than 10 sq metres area, or 10 metre pipe run
	2	10 to 50 sq metres area or 10 to 50 metres pipe run
	3	More than 50 sq metres, or 50 metres pipe run
Average Score		Average of scores for Location , Accessibility and Extent / Amount <i>Maximum score of 3</i>
Human Exposure Potential		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	More than 10
Frequency of Use of Area	0	Infrequent
	1	Monthly
	2	Weekly

table continued from previous page...

Assessment Parameter	Score	Examples of Score
	3	Daily
Average Time Area is in Use	0	Less than 1 hour
	1	1 to less than 3 hours
	2	3 to less than 6 hours
	3	More than 6 hours
Average Score		Average of scores for Number of Occupants , Frequency of Use of Area , and Average Time Area is in Use <i>Maximum score of 3</i>
Maintenance Activity		
Type of Maintenance Activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of Maintenance Activity	0	Unlikely - almost never
	1	Less than once a year
	2	Less than once a month
	3	More often than once a month
Average Score		Average of scores for Type of Maintenance Activity and Frequency of Maintenance Activity <i>Maximum score of 3</i>
Total Score		



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Risk Assessment Scores

The material score is added to priority assessment score to give a total risk assessment score between 2 and 24. This score can be used to determine the items that require the most immediate attention.

Material Assessment Score + Priority Assessment Score = **Risk Assessment Score**

2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Lowest Risk											Highest Risk											

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for asbestos products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and actinolite. Crocidolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.



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