

**B&G Salvage Site ,
Dolphins Barn,
Dublin 8.**

Pre-Refurbishment & Demolition Survey
(Building Fabric Only)



Completed By: Johann Flynn ASTC Ltd
Report Date: 27th May 2019
Review Date: 19th January 2022

Report type:	Pre- Refurbishment & Demolition Survey
Report Date:	08th February 2022
Survey Date(s): Review Date:	22nd May 2019 19th January 2022
Surveyor:	Johann Flynn
Issue:	Draft Issue to Client

***Please Note:**

ASTC Ltd. cannot be held responsible for the way in which a client interprets or acts upon the results contained in this report. This report must be read in its entirety including any appendices. ASTC Ltd. accepts no responsibility for sub-division of this report.

While every effort has been taken to ensure the accuracy of this report ASTC do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the Client's attention identified and/or presumed asbestos containing materials. It is not implied that all ACM's have been identified during survey inspection. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections. Until proven otherwise asbestos materials have been presumed or strongly presumed to be present in all areas where inspection/sampling could not be carried out. An initial risk assessment score has been provided for any identified or presumed asbestos containing materials. This will need to be verified at a later stage by sampling and analysis.

Any measurements outlined in this report are approximates only & should not be used as a sole basis for tendering of any material to be removed. It is the responsibility of Contractors tendering any removal works to satisfy themselves by a visit to the site so as to ascertain the exact nature & extent of materials to be removed.

Executive Summary

The Executive Summary makes reference to the asbestos survey schedule in the main document. Our findings are summarised as follows: You are advised to read our report in full for a detailed understanding of our findings, opinions and advice.

It is important to note that there is a significant amount of stock, salvage & storage materials onsite as a consequence of the site still being run as a Salvage Yard. This material in areas is so significant that we could not access areas and/or get a proper visual re-same. An additional inspection of all areas will be required once all such materials are removed from site.

N.B. This Summary only highlights the main points of our report. You are advised to read our report in full for a detailed understanding of our findings, opinions and advice. ASTC Ltd. cannot be held responsible for the way in which a client interprets or acts upon the results. This report must be read in its entirety including any appendices. ASTC Ltd. accepts no responsibility for sub-division of this report.

Appendix B Ref. No	CONFIRMED ASBESTOS CONTAINING MATERIALS
1	Buildings Area 1- Asbestos corrugated Cement Roofing approx. 1500 sq./m.
2	Buildings Area 1- Asbestos Cement Rain-ware approx. <200 linear/m.
3	Buildings Area 2- Asbestos corrugated Cement Roofing approx. 5,500 sq./m.
4	Buildings Area 2- Asbestos Cement Rain-ware amount T.B.D.
5	Buildings Area 3- Asbestos corrugated Cement Roofing to Dwelling A & Old ESB Sub Station. approx. 300 sq./m.
6	Buildings Area 4- Asbestos corrugated Cement Roofing approx. 1,500 sq./m.
7	Buildings Area 2- Asbestos Cement Rain-ware amount approx.<200 linear/m.
8	Building Area 1 – Staircase to First Floor Stair Thread nosing < 10 Linear/m.
9	Building Area 1- Ground Floor adjacent to First Floor Staircase AC Pipe.4 Linear/M
10	Building Area 2 – Staircase to First Floor Stair Nosing 4 Linear/M. Approx.
11	Building Area 2 – First Floor Male & Female WC – Blue VFT & Adhesive 60sq./m.
12	Building Area 2 – First Floor Male/Female WC Asbestos Cement Sheeting 100sq./m.
13	Building Area 2 – Ground Floor to Front of Lean-to Asbestos Cement Wall Sheeting 40sq./m. approx.
13A	Building Area 2 – Approx 4/5 1Tonne Asbestos IBC Bags Observed throughout area.
14	Building Area 3 – Dwelling A Ground Floor Lino Flooring 20sq./m. approx.
15	Building Area 3 – Dwelling B Staircase to First Floor Stair Thread nosing < 10 Linear/m.
19	Building Area 4 - Staircase to First Floor Red- Stair Nosing 10 Linear/m.
<p>*Reference No. Locations are identified on outline drawing below.</p>	

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Confirmed ACM's Reference No. & Outline Locations

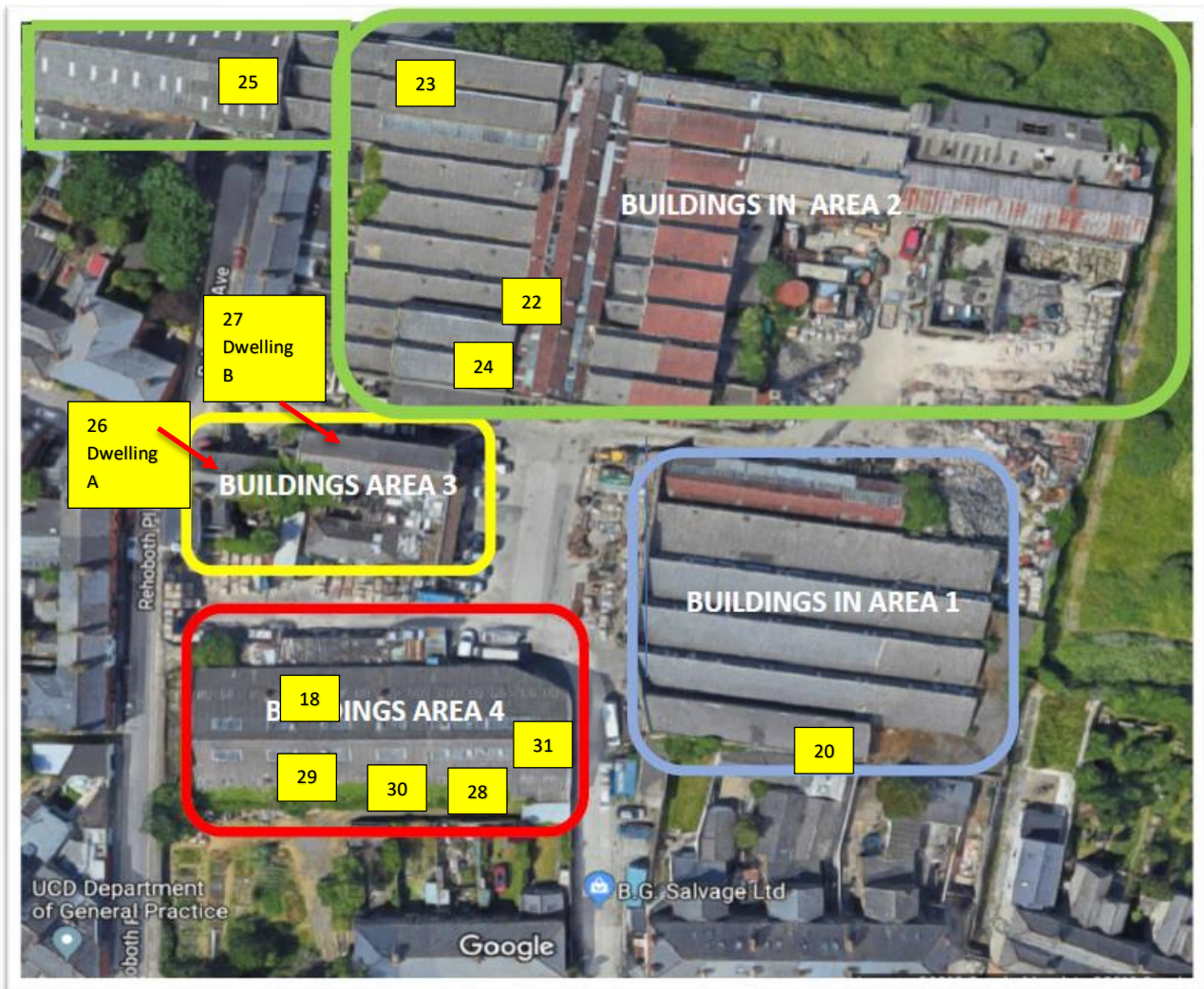


Executive Summary

Appendix B Ref. No	STRONGLY PRESUMED/PRESUMED ASBESTOS
18	Building Area 4 – Thermal Insulation to High Level Pipes returning through wall mid- section of Showroom 20 Linear/m.
20	Building Area 1 - Flat Roof Material amount TBD.
21	All Buildings onsite with “North Facing Windows” presumed Rope Seals amount TBD.
22	Building Area 2 – Ground Floor Quarantine Area AC Water Tank.
23	Building Area 2- First Floor No Access Lift Area, Shaft, Carriage & Motor presumed ACM’s
24	Building Area 2 – First Floor Fire Door top of stairs First Floor presumed ACM components.
25	Building Area 2 – First Floor High Level no access presumed AC Sheeting.
26	Building Area 3 – Dwelling A Ground Floor & First Floor Areas not accessible due to structural collapse in area.
27	Building Area 3 – Dwelling B First Floor Areas not accessible due no floors in area.
28	Building Area 4 – First Floor Presumed Concealed Thermal Insulation to concealed pipework.
29	Building Area 4 – First Floor N.W. corner of Building/Back Staircase blocked with stored items & rubbish.
30	Building Area 4 – First Floor Film Studio not accessible.
31	Building Area 4 – First Floor Sprayed Coating to AC Corrugated Sheeting- Sample not conclusive Chrysotile Fibre Bundles identified but not through sample most likely cross contamination from AC Sheeting. Additional Sample should be taken prior to Demolition of material.
	*Ref. No Locations are identified on outline drawing below.

Please Note: Any measurements outlined in this report are approximates only & should not be used as a basis for tendering of any material to be removed. It is the responsibility of Contractors tendering any removal works to satisfy themselves by a visit to the site so as to ascertain the exact nature & extent of materials to be removed.

Presumed ACM's Reference No. & Outline Locations



While every effort has been taken to ensure the accuracy of this report ASTC do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the Client's attention identified and/or presumed asbestos containing materials. It is not implied that all ACM's have been identified during survey inspection.

Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections. Until proven otherwise asbestos materials have been presumed or strongly presumed to be present in all areas where inspection/sampling could not be carried out. An initial risk assessment score has been provided for any identified or presumed asbestos containing materials. This will need to be verified at a later stage by sampling and analysis.

As a stand-alone document, this survey report may not be a sufficient basis upon which any party may discharge his/her duties under the Health, Safety and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010. Additional inspection sampling will be required. N.B. This Summary only highlights the main points of our report.

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1.0 Names and Addresses

Client Name:

CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR 1 Fund

Instructing Party:

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Vertis 5th Floor, The
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Site full name:

Old B&G Salvage Yard,
Dolphins Barn,
Dublin 8.

Report Author:

ASTC Ltd.
Hollytree House
Mullinabro Woods
Waterford

Contact: Johann Flynn

Phone: 086 835 1821

1.1 Surveyor: Johann Flynn

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

P402: *Building Surveys and Bulk Sampling for Asbestos*

P403: *Asbestos Fibre Counting*

P404: *Air Sampling and Clearance Testing of Asbestos
H Dip SHWW UCD 1997.*

2.0 Introduction

2.1 Instructions and brief

A Pre-Refurbishment & Demolition Survey was carried out at Old B&G Salvage Site , Dolphins Barn, Dublin 8. All safe & accessible areas of the premises were visually inspected on 22/05/19 for materials suspected of containing asbestos. The Salvage Yard on the site is still fully operational.

The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment was been made. For similar/repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and assessment. Bulk Samples are obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248.

As part of the Asbestos Survey, ASTC Ltd have undertaken the following:

- ✓ Recorded the current condition of any confirmed and/or presumed ACM's.
- ✓ Provided a Material risk assessment of any presumed ACM's.
- ✓ All accessible areas of the premises within the scope of the survey were inspected.

2.2 Site inspection

The property was inspected on 22nd May 2019 and again on the 19th January 2022.

2.3 Plans

No "Plans and/or as Constructed drawings" were available at time of survey.

2.4 Extent of inspection

The Pre- Refurbishment & Demolition Survey is limited to the "Building Fabric" only and does not relate to contents of buildings with regard to Salvage Materials, Stored Materials, Rubbish, Rubble etc. The survey relates to all safe & accessible areas of the Site. It is important to note that there were a number of areas which could not be accessed on the grounds of Health & Safety i.e. Structural Integrity issues, excessive heights etc. these areas have been identified in the "Presumed" section of report. In addition, the buildings are still in use as a Salvage and Storage business therefore full destructive inspection/sampling not possible at this time.

2.5 Brief Description of property

General

The old B&G Salvage Site , Dolphins Barn, Dublin 8. consists of the following buildings (see below) i.e. In lieu of the presence of “Floor Plans and/or As Constructed Drawings” we have identified the buildings into the following areas;

- Buildings Area 1
- Buildings Area 2
- Buildings Area 3
- Buildings Area 4

The buildings are of different construction dates ranging circa 1922-1970’s. The buildings are in current use as Salvage Shop, Storage & Artist/Film Studios. The buildings were in use and open to the public at time of survey.



3.0 Asbestos Survey Definition

3.1 Refurbishment & Demolition Asbestos Survey (RDAS)

A RDAS is needed before any refurbishment or demolition work is carried out. This type of asbestos 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 asbestos 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 RDAS may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc.). A RDAS report should be supplied by the PSDP to contractors, so that any asbestos risks can be addressed. In this type of asbestos survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the asbestos survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed

4.0 Survey methodology

4.1 Inspection methodology

The property was inspected internally and externally to visually locate those materials suspected of containing asbestos. Materials of a similar type known to contain asbestos and of a similar composition were presumed to contain asbestos.

The inspection is non-destructive and includes, where appropriate, a selection of accessible ceiling voids above loose laid tiles, inside accessible voids, within ducts. Where appropriate, attention has been drawn to those areas which although not inspected, we consider asbestos might reasonably be anticipated to exist.

ACM's may be present, obscured from view within concealed or inaccessible areas or behind permanent finishes. Our inspection has been carried out taking cognisance with HSG 264 (UK).

5.0 Sample analysis and referencing

5.1 Laboratory analysis

Bulk samples of suspect asbestos containing material are normally extracted during survey so as to determine the nature and extent of the material, and the results of their laboratory analysis. Bulk sampling when required is carried out in accordance with HSE guidance note HSG 248. At the discretion of the surveyor, where instances of asbestos containing material appeared to be extensive, only representative samples were taken for analysis. Samples are collected in self-sealed bags and. The sample point is then safely sealed to reduce the risk of airborne asbestos fibre release. The three most commonly used types of asbestos are:

CHRYBOTILE:	White
AMOSITE:	Brown
CROCIDOLITE:	Blue

5.2 Method of analysis

The analysis of asbestos bulk samples is conducted using polarised light and dispersion staining techniques. Dispersion staining is used to describe the colour effects produced when a particle or fibre when viewed under a microscope using transmitted white light, (based on HSE 248 publication "Asbestos: the analysts' guide for sampling, analysis and clearance procedures").

5.3 Sampling

27 Bulk Samples were taken during survey inspection.

5.4 *Specific exclusions relating to surveying;*

- No Inspection of any area outside the scope of works.
- No internal inspection of any electrical and/or mechanical plant.
- No inspection of any sub-terrain areas.
- No Inspection of inaccessible areas both identified & unidentified.
- No access to lift plant/shafts.
- No access to ESB Sub Station.
- No access to any area where apparent structural integrity issues present.
- No internal inspection of any "Live" electrical and/or mechanical plant.

5.5 *Caveat*

It is recognized that construction techniques often create inaccessible void spaces, which without demolition/dismantling of same will remain hidden. No as constructed drawings, plans or schematic drawings were provided to ASTC Ltd. Asbestos Containing Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where this is the cause then its detection will be impaired. Asbestos containing materials may also be obscured by the structure of a building and may not be visible until the structure is demolished/dismantled and or partially demolished/dismantled at a later date. For the reasons set out above, it cannot be assumed that all asbestos containing materials have been located and as such it is recommended that further inspection/sampling be undertaken should such areas become accessible prior to future demolition works. Every effort was made to locate the presence of all ACM's within the scope of works.

6.0 **Asbestos - General Background**

Asbestos is a strong, durable flexible and non-combustible fibre. It was used extensively within a wide range of building components to improve strength, durability and fire resistance. It was also used for thermal, acoustic and electrical insulation materials. The predominant use was as an insulator of heat and fire. The three main types of asbestos are chrysotile (white), amosite (brown) and crocidolite (blue). Chrysotile is the least hazardous and crocidolite the most hazardous.

The most common ACM's (asbestos-containing materials) are as follows:

Asbestos-Cement – typically containing a 10 - 15% content of white chrysotile asbestos and used for example in roof and wall cladding, shuttering and boiler flues. Asbestos-cement typically has a high density and a low risk of fibre release if disturbed

Asbestos Insulation Board - typically containing a 15 - 25% content of brown amosite asbestos and used extensively as a fire, thermal and acoustic protection and as a general building board. Asbestos insulation board, otherwise abbreviated to AIB, typically has a medium density and a medium to high risk of fibre release if disturbed, (dependent upon individual circumstances).

Asbestos Thermal Insulation - typically containing a 10 - 85% content of a combination of white chrysotile, brown amosite or blue crocidolite asbestos and used as pipe insulation, boiler/tank lagging or sprayed to floor soffits or steel frames for fire insulation. Asbestos insulation typically has a low density and a high risk of fibre release if disturbed

The risk of exposure to respirable asbestos fibres is a function of the form of the material or product, the extent of damage or deterioration, the surface treatment and the asbestos type.

7.0 Asbestos Survey Table –

7.1 Asbestos Survey Table –

How to understand the asbestos survey table

Ref No:	Individual reference number for each identified or presumed ACM. This also includes non-asbestos materials that could be confused as ACMs.
Floor:	Indicates the floor level where the material was identified
Location:	Identifies the location, room or area of the material.
Sample No:	This is the sample number for the sampled material Sample reference numbers, where applicable, are as follows: SXXXXX1 – This indicates sample no. 1 Assumed same as SXXXXX1 – This indicates a representative sample where a material has been identified as the same as a previous sample.
Material description and surface treatment:	This provides a description of the material, e.g., whether cement-based product, insulation board or sprayed coating etc. Comment will also be provided as to whether the material has been sealed, for example by a painted coating. Most unsealed asbestos based products present a greater risk of fibre release than those which are sealed.
Extent:	This provides an approximate indication as to the extent of the asbestos identified.
Asbestos identified:	This identifies whether the asbestos is “presumed”, “strongly presumed” (by experience) or identified because of laboratory testing. In addition, this will also identify the asbestos type, i.e. chrysotile (white asbestos), amosite (brown asbestos) or crocidolite (blue asbestos). An approximate asbestos content is also shown, where this has been provided by the sample analysing laboratory.
Material and Priority Assessment and Combined Assessment score with risk rating:	The Combined Assessment score is derived from both the Material Assessment and the Priority Assessment. The Priority Assessment is based upon our understanding and judgement of the use of, access to and exposure within the particular area where the presumed or identified ACM has been identified. This will need to be verified by the Duty holder who will be able to provide a better informed assessment. Accordingly, it may be necessary for the Duty holder to update the assessment scores and risk rating, e.g., an existing area of damaged asbestos, once repaired will result in the need to update the assessment score or, remove the entry altogether where the asbestos is removed.
Recommendation:	This provides an outline recommendation on what action is required. This might be encapsulation, removal, labelling or other form of management.
Photo:	In the majority of cases, a photograph is provided of any suspected or confirmed ACMs. Reference should also be made to the any drawings within the annexe of this report.

Assessment of potential for asbestos fibre release

The **Material Risk (M) Rating** system follows the algorithms detailed in **HSG 264** to build up a material risk assessment score. The score is based on;

☐ **Product type**

☐ **Damage/deterioration**

☐ **Surface treatment**

☐ **Asbestos type**

High risk =>10

Medium risk =7-9

Low risk =5-6

Very low risk =2-4

Priority Risk (P) Ratings are calculated using the algorithms detailed in **HSG 227**. The ratings are based on;

☐ **Normal occupant activity**

☐ **Likelihood of disturbance**

☐ **Human exposure potential**

☐ **Maintenance activity**

Please note that these ratings are based upon observations made at the time of the survey. The duty holder of the premises is required to have involvement in the final assessment of the potential risk.

High risk =>10

Medium risk =7-9

Low risk =5-6

Very low risk =2-4

A **Total Risk (T) Score** is then calculated by adding together the material and priority ratings.

High risk = 18

Medium risk = 13-17

Low risk = 9-12

Very low risk = <8

We have provided an initial assessment based upon our understanding and interpretation of the factors above in relation to those areas where asbestos has either been presumed to be present or positively identified. This **MUST** be verified by the Duty-holder who by virtue of their knowledge of the current and any proposed use of

the premises will be better informed to provide a more accurate assessment as to the risk of disturbance of asbestos fibres within any areas identified.

7.3 Definition of terms

Enclosure:	Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged.
Encapsulation:	Provision of paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release.
Labelling:	Fixing of labels to the surface of the material to warn of the hazard.
Registering:	Entering the details, including type, location and extent in a register which is brought to the attention of all persons who might plan or undertake works in the building.
Monitoring:	Periodic inspection of the material at defined intervals to check that its condition hasn't deteriorated to require enclosure, encapsulation or removal.
Repair:	Addition of a seal to the material to prevent the further deterioration of the material. Carried out in conjunction with labelling.
Removal:	Complete removal of a material in compliance with Statutory Regulations
Manage in place:	A policy of regular inspections to ensure that the ACM is maintained in good condition.
Competent Person:	Person provided with adequate information, instruction and training for the task being undertaken and capable of demonstrating adequate and up-to-date understanding of the work being undertaken, the required control measures, the applicable legislation, and having sufficient practicable experience to apply these effectively.

8.0 Conclusions and recommendations

A Pre-Refurbishment & Demolition Asbestos Survey was undertaken “as far as was reasonably practicable” at the Old B&G Salvage Site , Dolphins Barn, Dublin 8. Our inspection identified the presence of various ACM’s which were used throughout the various buildings onsite. Please refer to the table in Appendix B in respect of our findings. Every effort was made to locate the presence of all ACM’s within the scope of works. Once asbestos materials have been identified and/or presumed it is essential that appropriate remedial measures be introduced prior to any activity likely to cause a disturbance such as refurbishment or demolition works commencing. Asbestos removal works must always be carried out by competent persons. Specialist Asbestos Removal Contractor will be required for removal of all High & Very High Risk ACM’s which are subject to “14 Day Notification to H.S.A.”.

It is important to note that there is a significant amount of stock, salvage & storage materials onsite as a consequence of the site still being run as a Salvage Yard. This material in areas is so significant that we could not access areas and/or get a proper visual re-same. An additional inspection of all areas will be required once all such materials are removed from site.

As previous it must remain a possibility that additional Asbestos Containing Materials may be found during any future demolition activities & should be included in both the Preliminary Health & Safety Plan by the PSDP and subsequently in the Construction Stage Health & Safety Plan by the PSCS as a potential hazard during demolition stages. In the event of any suspect materials being uncovered during Refurbishment and/or Demolition activities works should cease immediately until clarification in relation to the material is sought without undue delay from a competent Asbestos Surveyor/Analyst.

Please Note: Any measurements outlined in this report are approximates only & should not be used as a basis for tendering of any material to be removed. It is the responsibility of Contractors tendering any removal works to satisfy themselves by a visit to the site so as to ascertain the exact nature & extent of materials to be removed.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will be happy to clarify any technical issues raised.

8.1 Specific Notes

General

Any person undertaking work within the building should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

All asbestos removal works should be carried out by a competent contractor in accordance with Asbestos at Work Regulations 2006-2010 (amended) and associated Approved Codes of Practice.

8.2 Legislation and Codes of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 (amended) (S.I. No. 386 of 2006), apply to work where there are confirmed and/or presumed asbestos containing materials present. These regulations apply in particular to any person and/or employer working with or removing asbestos.

In addition, the Safety, Health and Welfare at Work (Construction) Regulations, 2013 (S.I. No. 291 of 2013) applies to any building, installation, repair, demolition and asbestos removal work.

Appendix A

Asbestos Bulk Identification Report

Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT				
Report No.:	1914501B	Report Date:	25/05/2019	
Client Name:	ASTC			
Client Address:	Hollytree House Mullinabro Woods Waterford			
Client Ref:		Client Contact:	Johann Flynn	
Report on Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:				
BG Salvage Site South Circular Road Dublin 8				
No of samples received*:	27	Date(s) Analysed	25/05/2019	
TEST RESULT				
SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
Jfb220519.01	1914501	Bld. 1, 1 st Floor	12 Green VFT & Evode	NADIS
Jfb220519.02	1914502	Bld. 1, 1 st Floor, stairway nosing	Black thread	Chrysotile
Jfb220519.03	1914503	Internal ceiling	Common softboard	NADIS
Jfb220519.04	1914504	Bld. 2, 1 st Floor	subfloor & lino	NADIS
Jfb220519.05	1914505	Bld. 2, 1 st Floor	Common softboard	NADIS
Jfb220519.06	1914506	Bld. 2, 1 st Floor, stairway nosing	Thread	Chrysotile
Jfb220519.07	1914507	Bld. 2, 1 st Floor, WC	Blue VFT	Chrysotile
	1914508	Bld. 2, 1 st Floor, WC	Blue VFT adhesive	Chrysotile
Jfb220519.08	1914509	Bld. 2, 1 st Floor, WC	AC Wall sheeting	Chrysotile
Jfb220519.09	1914510	Bld. 2, Ground floor ceiling	Spray coating	NADIS
Jfb220519.10	1914511	Bld. 2, Ground floor suspended ceiling	Ceiling tile	NADIS
Jfb220519.11	1914512	Bld. 2, Ground floor, Front Lean-to	AC sheeting	Chrysotile
Jfb220519.12	1914513	Bld. 3, 1 st floor	Felt roof	NADIS
Jfb220519.13	1914514	Bld. 3	Lino	Chrysotile
Jfb220519.14	1914515	Bld. 3. Ceiling	Softboard	NADIS
Jfb220519.15	1914516	Bld. 3. Stairway	Black nosing	Chrysotile
Jfb220519.16	1914517	Bld. 3, 1 st floor	Plasterboard	NADIS
Jfb220519.17	1914518	Bld. 3, Ground floor, back office	Thermal insulation	NADIS
Jfb220519.18	1914519	Bld. 4, 1 st floor	VFT/lino	NADIS
Jfb220519.19	1914520	Bld. 4, 1 st floor stairway	Red Thread nosing	Chrysotile
Jfb220519.20	1914521	Bld. 4,	Perforated partition	NADIS

Methodology
Analysis of samples received was carried out in accordance with HSG (UK) 248 (The Analysts Guide for Sampling, Analysis and Clearance Procedures) and documented in-house methods. *Please note that multiple phases within a bulk sample are analysed and charged separately.
Disclaimers
<i>For samples received from the client and not sampled by About Safety Ltd.</i> This report is given in good faith on the basis of the samples and information received. About Safety Ltd., can take no responsibility for omissions, unrepresentative samples, inaccuracies or discrepancies in samples and information received. The analysis of samples of textured coatings and thermoplastic floor tiles can be unreliable due to the very fine dispersed asbestos present. Where samples of these materials are taken, a negative result may not necessarily reliably confirm that the material does not contain asbestos.

Asbestos Bulk Identification Report

Jfb220519.21	1914522	Bld. 4, out buildings, Flat roof	Felts	NADIS
Jfb220519.22	1914523	Bld. 4, ground floor	Thermal insulation	Amosite
Jfb220519.23	1914524	Bld. 4, concrete/internal walls	Common coating	NADIS
Jfb220519.24	1914525	Bld. 4, underside of AC sheeting	Spray coating	NADIS
Jfb220519.25	1914526	Bld. 4, pipework	Thermal insulation	Amosite
Jfb220519.26	1914527	Bld. 4, pipework insulation	Brown MMMF	NADIS
Jfb220519.27	1914528	Bld. 4, 1 st floor	Spray coating	**Chrysotile

****Chrysotile bundles found in one area of matrix, but not throughout general material.**

GLOSSARY

Chrysotile (white asbestos)	Amosite (brown asbestos)	Crocidolite (blue asbestos)
*NADIS = No Asbestos Detected in Sample	VFT = Vinyl Floor Tile	




Glossary	Analysts Name:	John Kelleher	Analysts Signature:	
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Appendix B

Asbestos Survey Schedule




KEY:	<u>NAD = No Asbestos Detected</u>		<u>= Confirmed Asbestos</u>	<u>Risk (potential for fiber release):</u>
	<u>ACM = Asbestos Containing Materials</u>		<u>= Presumed/Strongly presumed ACM</u>	<u><= 4 (very low risk), 5-6 (low risk), 7-9 (medium risk), > 10+ = (high risk)</u>



Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
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1	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Asbestos Cement Single Skin Roof & Wall Cladding.	N/A	AC Cement Corrugated Sheeting & AC Cladding	1,500 sq./m approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
2	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Asbestos Cement Gutters & down pipes.	N/A	AC Cement Rainware	200 linear meters approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
3	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Areas 2 Asbestos Cement Single Skin Roof & Wall Cladding.	N/A	AC Cement Corrugated Sheeting & AC Cladding	5,500 sq./m approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	




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4	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Asbestos Cement Gutters & down pipes.	N/A	AC Cement Rainware	TBD	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
5	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Areas 3 Asbestos Cement Single Skin Roof	N/A	AC Cement Corrugated Sheeting to roof.	<300 sq./m approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
6	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Asbestos Cement Single Skin Roof.	N/A	AC Cement Corrugated Sheeting	<1,500 sq./m approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	




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7	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Asbestos Cement Gutters & down pipes.	N/A	AC Cement Rainware	200 linear meters approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
8	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Staircase to First Floor	1914502	Black Stair Thread Nosing	<10 Linear Meters Approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
9	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Ground Floor Adj. to First Floor Staircase	N/A	Asbestos Cement Pipe	4 Linear Meters Approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	




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10	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Staircase to First Floor	1914506	Stair nosing	5 Linear Meters Approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
11	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building 2 First floor W.C.	1914507 1914508	Blue 12" VFT & Adhesive to floor	<60sq./ m Approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
12	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building 2 First floor W.C.Male & Female	1914509	Asbestos Cement Sheeting to Ceiling	100sq./ metres approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	


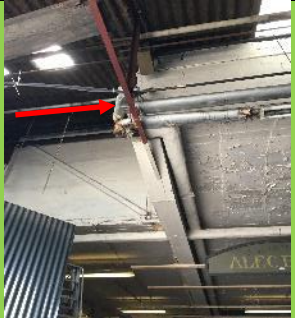

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13	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Ground Floor Front Lean-to	1914512	Asbestos Cement Wall Sheeting	<40 sq./metres approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
13 A	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Various Areas	N/A	Asbestos Waste Bags Observed	4/5 Tonne Bags	TBD	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	Removal by Specialist Contractor without undue delay & Disposal as Hazardous Waste.	
14	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 House A Ground Floor	1914512	Asbestos Lino to floor ground floor room.	<20 sq./metres approx	Chrysotile	2	3	3	1	9	n/a	n/a	n/a	n/a	n/a	9	M	Removal by Specialist Contractor prior to any activity likely to cause disturbance. Disposal as Hazardous Waste.	




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15	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 House B Staircase to First Floor	1914516	Stair Thread Nosing	10 Linear Metres Approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
16	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor Inside Main Entrance	1914523	High Level Thermal Insulation to old redundant pipes.	40 linear metres approx	Amosite	3	3	2	2	10	n/a	n/a	n/a	n/a	n/a	10	H	Removed by Specialist Contractor under controlled cond.	
17	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor Inside Main Entrance	1914526	High Level Thermal Insulation to old redundant pipes.	20 linear metres approx	Amosite	3	3	2	2	10	n/a	n/a	n/a	n/a	n/a	10	H	Removed by Specialist Contractor under controlled cond.	




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18	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor Rear of Building	N/A	High Level Thermal Insulation to old redundant pipes- no access pipe returns through wall.	20 linear metres approx	Strongly Presumed Amosite	3	3	2	2	10	n/a	n/a	n/a	n/a	n/a	10	H	Removed by Specialist Contractor under controlled cond.	
19	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Staircase to First Floor	1914520	Red Stair Thread/Nosing	<20 linear metres approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
20	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Flat Roof Material	N/A	Flat Roof Material	TBD	Presumed	1	1	0	1	3	n/a	n/a	n/a	n/a	n/a	3	VL	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	




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21	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	All Buildings with North Facing Windows	N/A	Presumed Rope Seals To all "North Facing Windows" throughout Site.	TBD	Strongly Presumed	2	1	3	1	7	n/a	n/a	n/a	n/a	n/a	7	M	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	
22	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Builders Storage Area-	NA	"Quarantine Area" Asbestos Cement Water Storage Tank	TBD	Strongly Presumed	1	1	0	1	3	n/a	n/a	n/a	n/a	n/a	3	VL	Removal by Competent contractor prior to any Refurbishment &/or Demolition Works.	
23	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	No Access Presumed ACM to Lift Shaft Lining, Doors, Motor etc.	TBD	Strongly Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	




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24	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N /A	Fire Door – presumed to contain internal components	TBD	Strongly Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	
25	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	No Access Presumed Asbestos Cement Sheeting	TBD	Presumed	1	1	2	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Inspection & sampling in area first & ground floor prior to any Refurbishment &/or Demolition Works once safe access provided.	
26	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 House A Ground & first Floor	N/A	Presumed ACM as no access due to structural integrity & partial first floor collapse,	TBD	Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	VH	Destructive inspection & sampling in area first & ground floor prior to any Refurbishment &/or Demolition Works once safe access provided.	




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27	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 House B First Floor	N/A	Presumed ACM as no access due to floors removed on first floor.	TBD	Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	VH	Destructive inspection & sampling in area first & ground floor prior to any Refurbishment &/or Demolition Works once safe access provided.	
28	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First Floor	N/A	Presumed ACM Insulation to concealed pipes.	TBD	Strongly Presumed	3	3	3	2	11	n/a	n/a	n/a	n/a	n/a	11	H	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	
29	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First floor	N/A	N.W. Corner Back Stairs – No access due to area being blocked.	TBD	Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	Inspection/ Sampling to be completed prior to any Refurbishment &/or Demo works. Once access given & safe to do so.	




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30	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First floor	N/A	Film Studio No Access	TBD	Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	RDAS Survey to be completed prior to any Refurbishment &/or Demolition Works. Once Safe to do so.	
31	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 1 st Floor Sprayed coating	1914528	Spray Coating-sample needs to be re-taken	TBD	Chrysotile fibre bundle found but not through sample.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	*Additional sampling of this material required- Chrysotile Fibre Bundle found but not through material. To be completed prior to any Demolition.	
32	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1- Ground Floor	1915403	Common Ceiling Board – Soft Board	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

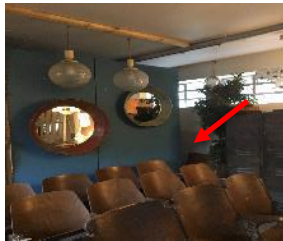


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33	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	N/A	Concrete floors Throughout	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
34	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	N/A	Workshop	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
35	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	N/A	Ink Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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36	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	N/A	Show Room Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
37	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– first Floor	N/A	Art Studio & Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
38	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– First Floor Corridor	1914501	Green 12" VFT & Adhesive Evode	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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39	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– first Floor	N/A	Art Studio & Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
40	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– first Floor Storage Building Adjacent to main.	N/A	Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
41	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– first Floor Storage Building Adjacent to main.	N/A	Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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42	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Original 1922 Building	N/A	External Façade/ Glazing	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
43	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Entrance	N/A	Walls, Floors & Ceilings	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
44	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Entrance	N/A	Floors Concrete	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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45	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Entrance	N/A	Concrete Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
46	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Wing	N/A	Scaffold Storage Area- No Asbestos Detected	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
47	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Ground Floor Open Plan Section	1914511	Suspended ceiling tiles.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	


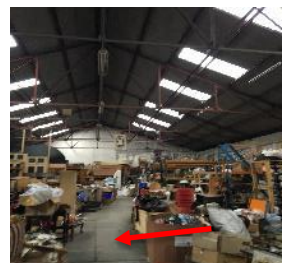

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48	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Ground Floor Open Plan Section	1914510	Spray Coating to Structural Steel & concrete	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
49	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Open Plan	N/A	Concrete floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
50	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Storage Lockups	N/A	Concrete Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

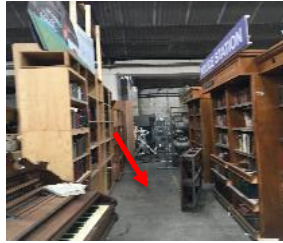
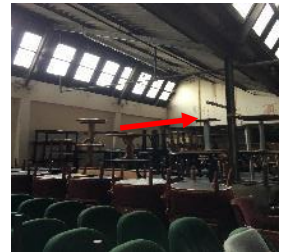

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51	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Show Room	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
52	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Film Prop Store	N/A	Pipe Work Rockwool	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
53	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Film Prop Store	N/A	Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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54	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Film Prop Store	N/A	Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
55	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Show Room	N/A	Walls & Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
56	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Storage Lockups	N/A	Ply Partitions	1400 sq./m approx	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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57	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Storage Lockups	N/A	Block Walls & Concrete Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
58	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Storage Lockups	N/A	Block Walls & Concrete Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
59	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	1914505	Common Soft Board to ceiling panels.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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60	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	"	Common Soft Board to walls panels.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
61	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	1914504	Subfloor & Lino	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
62	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	Open Plan Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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63	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	Open Plan Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
64	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	Open Plan Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
65	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling A	N/A	External Façade-Doors, Glazing.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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66	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling A Ground Floor	N/A	Room to immediate right of entrance hallway – walls/ceiling	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
67	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling A Ground Floor	N/A	Hallway – walls/ceiling	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
68	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	N/A	External Façade- Doors,	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

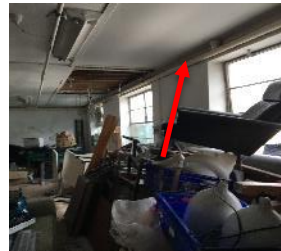


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69	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	N/A	External Façade-Glazing.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
70	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	N/A	External Roof-Natural Slate	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
71	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	1914515	Ground Floor Ceilings - soft board.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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72	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	1914518	Ground Floor Thermal insulation to Pipework	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
73	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	1914517	First Floor ceilings-Plaster-board	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
74	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Admin Area	N/A	External Façade & concrete roof tiles.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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75	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Admin Area	N/A	Ceilings & Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
76	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Admin Area	N/A	Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
77	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 (Rear to Dwelling B)	1914513	Flat Roof Material	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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78	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Old ESB Sub-station	N/A	External Façade, timber & glazing.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
79	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Old ESB Sub-station	N/A	Internal Ceilings, walls & floors.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
80	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Out Buildings	1914522	Felt roof	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	


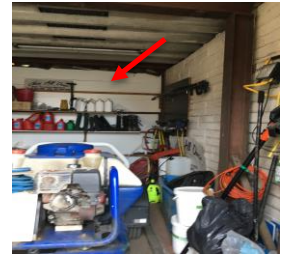
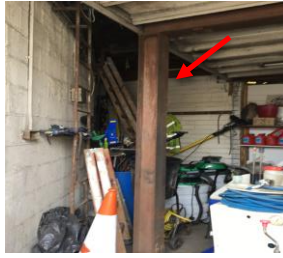
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81	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor	1914524	High level common spray coating to Structural concrete/ walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
82	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor	N/A	Concrete Block Walls & bare pipework.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
83	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 At Entrance Area	1914527	In addition to Pipes having Amosite Thermal Insulation there is also a pipe with MMMF Insulation	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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84	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4	N/A	Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
85	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4- Adj. to Entrance Cleaning Business Lock Up	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
86	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4- Adj. to Entrance Cleaning Business Lock Up	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	




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87	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground floor Bar/pub Show-room	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
88	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground floor Bar/pub Show-room	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
89	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground floor Bar/pub Show-room	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
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90	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4- Under-side of Roof	1914525	Sprayed coating to underside of AC Corrugated Roof	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
91	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First floor Corridor	N/A	Walls/Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
92	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First Floor	1914519	VFT/Lino to Old Canteen/ Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

Key:	NAD = No asbestos detected, AC = Asbestos cement		= Confirmed asbestos	Risk
	ACM = Asbestos containing material, AIB = Asbestos insulation board		= Presumed/Strongly presumed ACM	VL = Very Low, L = Low, M = Medium, H = High, VH = Very High

Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
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93	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First Floor	1914521	High Level Perforated Softboard Partition-Old Canteen/ Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	No Pic
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Key:	NAD = No asbestos detected, AC = Asbestos cement	Confirmed asbestos	Risk
	ACM = Asbestos containing material, AIB = Asbestos insulation board	Presumed/Strongly presumed ACM	VL = Very Low, L = Low, M = Medium, H = High, VH = Very High