Ref No.	Building	Location or Functional Space	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	Recommendations	Photo
81	No. 59/60 O'Connell Street	3rd floor Offices				No visible asbestos containing materials identified							
82	No. 59/60 O'Connell Street	3rd floor Offices				No visible asbestos containing materials identified							
83	No. 59/60 O'Connell Street	3rd floor Offices				No visible asbestos containing materials identified							
84	No. 59/60 O'Connell Street	3rd floor Offices				No visible asbestos containing materials identified							

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building	Location or Functional Space	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	Recommendations	Photo
85	No. 59/60 O'Connell Street	Roof Tank room				No visible asbestos containing materials identified							
86	No. 59/60 O'Connell Street	Tank room		Roofing felt		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	
87	No. 59/60 O'Connell Street	2nd floor WC				No visible asbestos containing materials identified							
88	No. 59/60 O'Connell Street	2nd floor WC		Immersion flange gasket to copper cylinder		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building	Location or Functional Space	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	Recommendations	Photo
89	No. 59/60 O'Connell Street	2nd floor lobby		Fireboard linings on internal core of the lift.		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	
90	No. 59/60 O'Connell Street	3rd floor corridor				No visible asbestos containing materials identified							
91	No. 59/60 O'Connell Street	3rd floor room 205				No visible asbestos containing materials identified							
92	No. 59/60 O'Connell Street	3rd floor corridor				No visible asbestos containing materials identified							

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building	Location or Functional Space	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	Recommendations	Photo
93	No. 59/60 O'Connell Street	3rd floor Management accounts office				No visible asbestos containing materials identified							
94	No. 59/60 O'Connell Street	3rd floor room 207				No visible asbestos containing materials identified							
95	No. 59/60 O'Connell Street	3rd floor room 207		Original softboard ceiling tile		No visible asbestos containing materials identified							
96	No. 59/60 O'Connell Street	3rd floor room				No visible asbestos containing materials identified							

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building	Location or Functional Space	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	Recommendations	Photo
97	No. 59/60 O'Connell Street	3rd floor kitchen				No visible asbestos containing materials identified							
98	No. 59/60 O'Connell Street	3rd floor Ladies WC		Ceramic tiles		No visible asbestos containing materials identified							
99	No. 59/60 O'Connell Street	3rd floor HR Department				No visible asbestos containing materials identified							
100	No. 59/60 O'Connell Street	3rd floor WC				No visible asbestos containing materials identified							

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

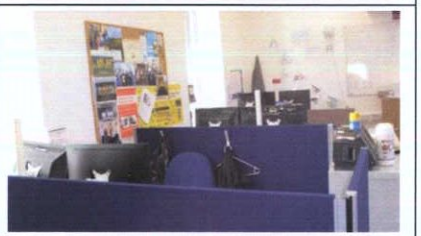
Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
101	No. 59/60 O'Connell Street	3rd Floor WC		Immersion flange gasket		Presumed						investigation by a competent contractor prior to work likely to cause disturbance.	
102	No. 59/60 O'Connell Street	3rd floor Office				No visible asbestos containing materials identified							
103	No. 59/60 O'Connell Street	3rd floor Office				No visible asbestos containing materials identified							
104	No. 59/60 O'Connell Street	1st floor Office				No visible asbestos containing materials identified							

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

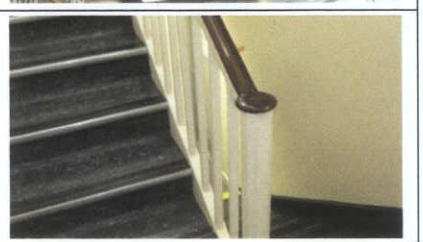
Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
105	No. 59/60 O'Connell Street	1st floor Office				No visible asbestos containing materials identified							
106	No. 59/60 O'Connell Street	1st floor Personnel and HR Office				No visible asbestos containing materials identified							
107	No. 59/60 O'Connell Street	1st floor Personnel and HR Office				No visible asbestos containing materials identified							
108	No. 59/60 O'Connell Street	1st floor				No visible asbestos containing materials identified							

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building	Location or Functional Space	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	Recommendations	Photo
109	No. 59/60 O'Connell Street	1st floor				No visible asbestos containing materials identified							
110	No. 59/60 O'Connell Street	1st floor				No visible asbestos containing materials identified							
111	No. 59/60 O'Connell Street	Ground floor public counter				No visible asbestos containing materials identified							
112	No. 59/60 O'Connell Street	Ground floor stairway				No visible asbestos containing materials identified							

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building	Location or Functional Space	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	Recommendations	Photo
113	No. 59/60 O'Connell Street	Back annex Ground floor				No visible asbestos containing materials identified							
114	No. 59/60 O'Connell Street	Back offices ground floor				No visible asbestos containing materials identified							
115	No. 59/60 O'Connell Street	Lift Plant room	2027605	Supalux panels to sides of room		NAD							
116	No. 59/60 O'Connell Street	Lift Plant room 4th floor		Brake shoes to lift motor		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	

Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

ABOUT SAFETY LTD.

ASBESTOS | LEAD BASED PAINT | MOULD | SILICA DUST | HAZMAT
SURVEYING & TESTING
RISK MANAGEMENT | PROJECT MANAGEMENT

Refurbishment & Demolition Asbestos Survey

Location: *No. 58 O'Connell Street*
Dublin 1

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *29th September, 2020*

Prepared by: *John Kelleher, About Safety Ltd.*

About Safety Limited, 24 Ocean Crest, Arklow, Co. Wicklow Tel: 0402 91186 | E-mail: asbestos@aboutsafety.ie
About Safety Ltd. Registered in Ireland: No. 422820

TABLE OF CONTENTS

Executive Summary

A Refurbishment and Demolition Asbestos Survey was carried out of the above property. Below is a summary of the survey.

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
2	Residual asbestos containing adhesive under the plastic vinyl tile and Evode in the entrance porch. Small amount.
25	Miscellaneous asbestos containing repair slates among the natural quarry slates to the back-roof area and side.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
16, 17	The flat roofs under the decking and to the rear of the buildings were not accessible.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

Site Full Name:
No. 58 O'Connell Street
Dublin 1

Report Author:
About Safety Limited
24 Oceancrest
Arklow
Co. Wicklow

Contact: **John Kelleher**
Phone: **086 2208488**

Asbestos Surveyor: John Kelleher

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

- **S301:** Asbestos and other Fibres
- **P401:** Identification of Asbestos in Bulk Samples (PLM)
- **P402:** Building Surveys and Bulk Sampling for Asbestos
- **P403:** Asbestos Fibre Counting
- **P404:** Air Sampling and Clearance Testing of Asbestos
- **P405:** Management of Asbestos in Buildings (Safe Removal & Disposal)

iosh Chartered Safety and Health Practitioner

Introduction

About Safety Ltd. was instructed to carry out a Refurbishment and Demolition Asbestos Survey of the above property. The survey and sampling was carried out taking cognizance of the requirements of the Health and Safety Executive (UK) document, *HSG 264, Asbestos: The Survey Guide.*

Objectives

The objectives of this survey were to:

To carry out a survey to ascertain the presence of asbestos based materials.
To carry out a survey to locate and describe, as far as reasonably practicable, all asbestos containing materials prior to refurbishment/demolition.
To gain access to all areas, as necessary, to determine the extent of any asbestos that may be present.
To sample and estimate the extent and volume of any asbestos materials that may be present.
To generate asbestos material assessments where the period between the survey and event is significant i.e. more that 3 months.
To produce a report identifying areas containing asbestos to be used as a basis for tendering their removal.
To instigate asbestos removal works prior to refurbishment/demolition.

NB: The extent of asbestos containing materials if identified in this report are only approximate and should not be relied upon as a basis for tendering removal works. Contractors tendering works are expected to satisfy themselves by site visit and measurement the exact nature and extent of any works which is proposed.

Scope of Works & Site Description

General Information	*Scope of Works:*	**Proposed structural alterations, refurbishment and/or demolition.**
	Structural Details:	**4 storey over basement period building of solid construction with pitched and flat roofs. Single storey extension to back.**
	Date of Construction:	**Not known.**
External Aspects:	*Roofs:*	**Flat roofs generally. One area of main roof has slates.**
Internal Aspects:	*Walls*	**Original solid walls. Plasterboard between rooms.**
	Ceilings	**Plasterboard and original lat and plaster**
	Floors	**Original timber floor under laminate. Red cement matrix in basement under floors.**
Services:	*Heating Systems:*	**n/a**
Reservations:	*Access restrictions:*	**The ground floor shop was not accessed. The flat roofs to the back of the building were not accessed.**

Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.
No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey.

Inaccessible Areas: Electrical equipment such as, boiler units, water heaters, storage heaters, fuse or switch boards. Within floor or wall structures, behind wall or ceiling cladding or within blocked up chimneys. Within internal areas of fire doors unless asbestos observed from keyhole or other damaged areas. Care should always be exercised when working on any electrical equipment in particular the older styles as asbestos-containing materials may be present.

Asbestos Refurbishment & Demolition Survey: Definition

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works 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, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.
Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.

Asbestos Contaminated Soils (ACS)

The first point of contact with soil or ground contaminated with asbestos will be during site investigations and exploratory ground works. This may be defined as asbestos operative related work and applies where there is a potential for sporadic or low intensity exposure. People directly involved in these preliminary works, geotechnical engineers and ground workers, should receive formal training enabling them to work safely where asbestos could be present in the ground as a consequence of legacy use issues with the land. In principle, the general tiered approach to the assessment and management of potential risks posed by ACS is the same as that for any other contaminant. However, the unique nature of asbestos means that different methods of analysis, exposure estimation and risk estimation are required. Importantly, soil and air analysis methods need to be more detailed than those currently and commonly used to demonstrate compliance with the Asbestos Regulations.

Material Assessment

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Material Assessment Algorithm

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- **Product Type**
- **Extent of damage or deterioration**
- **Surface Treatment; and**
- **Asbestos type**

Each parameter is scored between 1 and 3. A score of 1 equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACM's are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

Analytical Techniques

Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication, HSG 248).

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated).
Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.
Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.

General Caveat

This report is based on a Refurbishment & Demolition survey of an un-occupied building.

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definite. It must remain a possibility that asbestos containing materials may be found during demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so.

It should be noted that the term "No visible asbestos containing materials identified" was used in retail and other parts of properties which were occupied or partially occupied during the inspection. It must remain a possibility that asbestos containing materials may be entombed under existing floors, above ceilings or behind walls, fixtures and fittings. Therefore, any future works in these areas should be preceded by an invasive investigation.

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the survey took place.

Specific Notes

Legislation and Codes of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 to 2010, apply to work where there is or may be asbestos fibres present. These regulations apply in particular to any person or employer working with or removing asbestos.

In addition, Safety, Health and Welfare at Work (Construction) Regulations 2013 (SI 291 of 2013) also apply to any building, installation, repair, demolition and asbestos removal work.

Information about working with material containing asbestos cement is containing in Health and Safety Authority's document "Asbestos-containing materials (ACM's) in Workplaces – Practical Guidelines on ACM Management and Abatement".

Provision of information

It is recommended that this report is brought to the attention of any person likely to be involved in refurbishment/demolition works.
Once asbestos materials have been identified it is essential that appropriate remedial measures be introduced prior to any structural alterations, refurbishment or demolition works commencing. All the asbestos removal works should be carried out by a competent asbestos removal contractor in accordance with Asbestos at Work Regulations 2006 to 2010. Statutory notification requirements of 14 days are required under the provisions of the Asbestos Regulations for certain works involving asbestos. The contractor appointed for removal works is responsible for deciding if a 14 day notification is required and for drawing up a plan of work for any removal works.

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. There are two categories of competent person, 1) competent asbestos operative and 2) specialist asbestos operative.

Appendix A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

Report on:
Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

No. 58 O'Connell Street
Dublin

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
S01	2028421	Front porch ground floor	Adhesive under plastic VFT	Chrysotile
S02	2028422	Basement subfloor	Red subfloor material	NADIS
S03	2028423	Basement subfloor	Red subfloor material	NADIS
S04	2028424	Basement front area wall	Textured coating	NADIS
S05	2028425	Basement ceilings	Textured coating	NADIS
S06	2028426	Basement ceilings	Textured coating	NADIS
S07	2028427	Basement wall	Bonding plaster	NADIS
S08	2028428	Upper floor – old beauty salon ceiling	Textured coating	NADIS
S09	2028429	Roof	Repair slate	Crocidolite/chrysotile
S10	2028430	Roof – flat area	Roofing felts	NADIS
S11	2029304	Back store old walls	Paint	NADIS

Glossary

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

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets

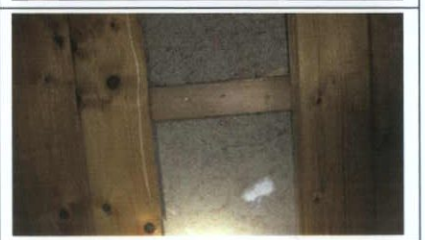
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	No. 58 O'Connell St.	Ground floor Entrance lobby		PVC cladding under original ceiling		No visible asbestos containing materials identified.							
2	No. 58 O'Connell St.	Ground floor Entrance lobby	2028421	Black adhesive under VFT and Evode	Small amount	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
3	No. 58 O'Connell St.	Ground floor Entrance lobby Electrical cupboard		Electrical assemblies		No visible asbestos containing materials identified.							
4	No. 58 O'Connell St.	Basement Electrical cupboard		Electrical assemblies		No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
5	No. 58 O'Connell St.	Basement Locker room area	2028422	Red subfloor material		No visible asbestos containing materials identified.							
6	No. 58 O'Connell St.	Basement Front of building	2028424	Textured paint to wall		No visible asbestos containing materials identified.							
7	No. 58 O'Connell St.	Basement	2028425	Textured coating to ceiling		No visible asbestos containing materials identified.							
8	No. 58 O'Connell St.	Basement	2028427	Wall bonding plaster		No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
9	No. 58 O'Connell St.	Basement	2028423	Lino over concrete		No visible asbestos containing materials identified.							
10	No. 58 O'Connell St.	Basement ceilings		Textured coating	2028426	No visible asbestos containing materials identified.							
11	No. 58 O'Connell St.	Basement Back of building.				No visible asbestos containing materials identified.							
12	No. 58 O'Connell St.	Basement Back of building.		Raised timber floor		No visible asbestos containing materials identified.							

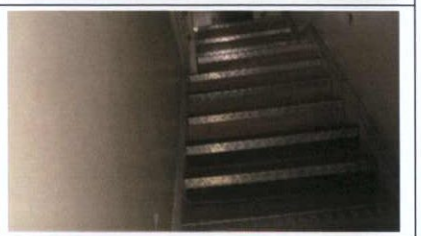
Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos

Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
13	No. 58 O'Connell St.	Basement Wine cellar				No visible asbestos containing materials identified.							
14	No. 58 O'Connell St.	Grund floor stairway				No visible asbestos containing materials identified.							
15	No. 58 O'Connell St.	1st Floor		Laminate flooring over original timber floors		No visible asbestos containing materials identified.							
16	No. 58 O'Connell St.	1st Floor Back decked area		Roof under decking not accessible		Presumed asbestos felts						Investigate prior to work likely to cause disturbance.	

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
17	No. 58 O'Connell St.	Flat roofs		Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
18	No. 58 O'Connell St.	2nd floor Half landing		Terrazzo floor Ceramic toiletware		No visible asbestos containing materials identified.							
19	No. 58 O'Connell St.	2nd floor				No visible asbestos containing materials identified.							
20	No. 58 O'Connell St.	2nd floor		Original timber floors under laminate and carpets.		No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
21	No. 58 O'Connell St.	2wd floor		Original timber floors under laminate and carpets.		No visible asbestos containing materials identified.							
22	No. 58 O'Connell St.	3rd floor Half landing WC's		Terrazzo floors Ceramic toiletware		No visible asbestos containing materials identified.							
23	No. 58 O'Connell St.	3rd floor WC				No visible asbestos containing materials identified.							
24	No. 58 O'Connell St.	3rd floor Front room				No visible asbestos containing materials identified.							

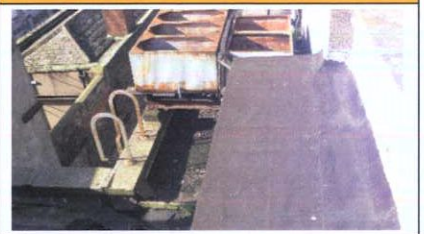
Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos

Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
25	No. 58 O'Connell St.	Roof	2028429	Misc. old AC repair slates to natural quarry slates	Small amount	Chrysotile and crocidolite	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
26	No. 58 O'Connell St.	Roof Flat roof	2028430	Substrate roofing felt		NAD							
27	No. 58 O'Connell St.	Ground floor		Modern drop ceilings with lay-in ceiling tiles. Ceramic floor tiles.		No visible asbestos containing materials identified.							
28	No. 58 O'Connell St.	Ground floor Back store room		Ceramic tiles to floor		No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
29	No. 58 O'Connell St.	Ground floor Back stores		Modern insulation roof sheeting		No visible asbestos containing materials identified.							
30	No. 58 O'Connell St.	Ground floor Back stores		MMMF insulation between floor joists in ceiling void		No visible asbestos containing materials identified.							
31	No. 58 O'Connell St.	Ground floor stores Old wall beside No. 59	2029304	Old wall paint		NAD							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos	
Presumed/Strongly presumed ACM Or Non Accessed Area	

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

ABOUT SAFETY LTD.

ASBESTOS | LEAD BASED PAINT | MOULD | SILICA DUST | HAZMAT
SURVEYING & TESTING
RISK MANAGEMENT | PROJECT MANAGEMENT

Refurbishment & Demolition Asbestos Survey

Location: *No. 43 O'Connell Street*
Dublin 1

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *8th & 21st October, 2020*

Prepared by: *John Kelleher, About Safety Ltd.*

About Safety Limited, 24 Ocean Crest, Arklow, Co. Wicklow Tel: 0402 91186 | E-mail: asbestos@aboutsafety.ie
About Safety Ltd. Registered in Ireland: No. 422820

TABLE OF CONTENTS

Executive Summary

A Refurbishment and Demolition Asbestos Survey was carried out of the above residential property. Below is a summary of the survey.

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
	No visible asbestos containing materials identified.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
18, 19	Two rooms on the 4th floor were not accessible. The flat roofs were not accessible.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Site Full Name:
No. 43 O'Connell Street
Dublin 1

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

Report Author:
About Safety Limited
24 Oceancrest
Arklow
Co. Wicklow

Contact: **John Kelleher**
Phone: **086 2208488**

Asbestos Surveyor: John Kelleher

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

- **S301:** Asbestos and other Fibres
- **P401:** Identification of Asbestos in Bulk Samples (PLM)
- **P402:** Building Surveys and Bulk Sampling for Asbestos
- **P403:** Asbestos Fibre Counting
- **P404:** Air Sampling and Clearance Testing of Asbestos
- **P405:** Management of Asbestos in Buildings (Safe Removal & Disposal)

iosh Chartered Safety and Health Practitioner

Introduction

About Safety Ltd. was instructed to carry out a Refurbishment and Demolition Asbestos Survey of the above property. The survey and sampling was carried out taking cognizance of the requirements of the Health and Safety Executive (UK) document, *HSG 264, Asbestos: The Survey Guide.*

Objectives

The objectives of this survey were to:

To carry out a survey to ascertain the presence of asbestos based materials.
To carry out a survey to locate and describe, as far as reasonably practicable, all asbestos containing materials prior to refurbishment/demolition.
To gain access to all areas, as necessary, to determine the extent of any asbestos that may be present.
To sample and estimate the extent and volume of any asbestos materials that may be present.
To generate asbestos material assessments where the period between the survey and event is significant i.e. more that 3 months.
To produce a report identifying areas containing asbestos to be used as a basis for tendering their removal.
To instigate asbestos removal works prior to refurbishment/demolition.

NB: The extent of asbestos containing materials if identified in this report are only approximate and should not be relied upon as a basis for tendering removal works. Contractors tendering works are expected to satisfy themselves by site visit and measurement the exact nature and extent of any works which is proposed.

Scope of Works & Site Description

General Information	*Scope of Works:*	**Proposed structural alterations, refurbishment and/or demolition.**
	Structural Details:	**4 storey over basement building of solid construction with a flat roof.**
	Date of Construction:	**Not known**
External Aspects:	*Roofs:*	**Flat roofs**
Internal Aspects:	*Walls*	**Original solid walls.**
	Ceilings	**Plasterboard and lat and plaster.**
	Floors	**Original timber floors. Terrazzo in WC's.**
Services:	*Heating Systems:*	**n/a**
Reservations:	*Access restrictions:*	**Flat roofs were not accessible The internal fabric of Ned Kellys could not be disturbed and only visual observations were possible.**

Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.
No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey.

Inaccessible Areas: Electrical equipment such as, boiler units, water heaters, storage heaters, fuse or switch boards. Within floor or wall structures, behind wall or ceiling cladding or within blocked up chimneys. Within internal areas of fire doors unless asbestos observed from keyhole or other damaged areas. Care should always be exercised when working on any electrical equipment in particular the older styles as asbestos-containing materials may be present.

Asbestos Refurbishment & Demolition Survey: Definition

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works 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, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.
Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.

Asbestos Contaminated Soils (ACS)

The first point of contact with soil or ground contaminated with asbestos will be during site investigations and exploratory ground works. This may be defined as asbestos operative related work and applies where there is a potential for sporadic or low intensity exposure. People directly involved in these preliminary works, geotechnical engineers and ground workers, should receive formal training enabling them to work safely where asbestos could be present in the ground as a consequence of legacy use issues with the land. In principle, the general tiered approach to the assessment and management of potential risks posed by ACS is the same as that for any other contaminant. However, the unique nature of asbestos means that different methods of analysis, exposure estimation and risk estimation are required. Importantly, soil and air analysis methods need to be more detailed than those currently and commonly used to demonstrate compliance with the Asbestos Regulations.

Material Assessment

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Material Assessment Algorithm

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- **Product Type**
- **Extent of damage or deterioration**
- **Surface Treatment; and**
- **Asbestos type**

Each parameter is scored between 1 and 3. A score of 1 equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACM's are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

Analytical Techniques

Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication, HSG 248).

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated).
Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.
Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.

General Caveat

This report is based on a Refurbishment & Demolition survey of an un-occupied building.

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definite. It must remain a possibility that asbestos containing materials may be found during demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so.

It should be noted that the term "No visible asbestos containing materials identified" was used in retail and other parts of properties which were occupied or partially occupied during the inspection. It must remain a possibility that asbestos containing materials may be entombed under existing floors, above ceilings or behind walls, fixtures and fittings. Therefore, any future works in these areas should be preceded by an invasive investigation.

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the survey took place.

Specific Notes

Legislation and Codes of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 to 2010, apply to work where there is or may be asbestos fibres present. These regulations apply in particular to any person or employer working with or removing asbestos.

In addition, Safety, Health and Welfare at Work (Construction) Regulations 2013 (SI 291 of 2013) also apply to any building, installation, repair, demolition and asbestos removal work.

Information about working with material containing asbestos cement is containing in Health and Safety Authority's document "Asbestos-containing materials (ACM's) in Workplaces – Practical Guidelines on ACM Management and Abatement".

Provision of information

It is recommended that this report is brought to the attention of any person likely to be involved in refurbishment/demolition works.
Once asbestos materials have been identified it is essential that appropriate remedial measures be introduced prior to any structural alterations, refurbishment or demolition works commencing. All the asbestos removal works should be carried out by a competent asbestos removal contractor in accordance with Asbestos at Work Regulations 2006 to 2010. Statutory notification requirements of 14 days are required under the provisions of the Asbestos Regulations for certain works involving asbestos. The contractor appointed for removal works is responsible for deciding if a 14 day notification is required and for drawing up a plan of work for any removal works.

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. There are two categories of competent person, 1) competent asbestos operative and 2) specialist asbestos operative.

Appendix A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

Report on:
Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

No. 43 O'Connell Street
Dublin 1

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
S01	2028431	2nd floor fire doors	Supalux linings	NADIS
S02	2028432	2nd floor fire doors	Supalux linings	NADIS
S03	2028433	2nd floor fire doors	Supalux linings	NADIS

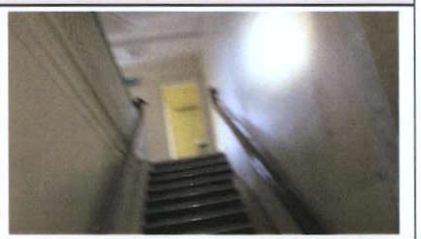
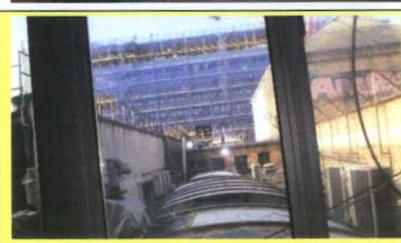
Glossary

*No visible asbestos containing materials identified.IS = No Asbestos Detected in Sample
VFT = Vinyl Floor Tile

Chrysotile (white asbestos) Amosite (brown asbestos) Crocidolite (blue asbestos)

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
1	No. 43 O'Connell St.			Plastic thread 12osings to stairway		No visible asbestos containing materials identified.							
2	No. 43 O'Connell St.	1st floor Landing WC				No visible asbestos containing materials identified.							
3	No. 43 O'Connell St.	1st floor back room				No visible asbestos containing materials identified.							
4	No. 43 O'Connell St.	Back buildings and roof		No access		Presumed to contain asbestos						Investigation prior to work likely to cause disturbance.	

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
5	No. 43 O'Connell St.	1st floor				No visible asbestos containing materials identified.							
6	No. 43 O'Connell St.	1st floor				No visible asbestos containing materials identified.							
7	No. 43 O'Connell St.	1st floor Service riser				No visible asbestos containing materials identified.							
8	No. 43 O'Connell St.	2nd floor Half landing WC				No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos

Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
9	No. 43 O'Connell St.	2nd floor Front room				No visible asbestos containing materials identified.							
10	No. 43 O'Connell St.	2nd floor Front room				No visible asbestos containing materials identified.							
11	No. 43 O'Connell St.	2nd floor Back room				No visible asbestos containing materials identified.							
12	No. 43 O'Connell St.	2nd floor		Integral areas of fire doors contain Supalux linings		No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

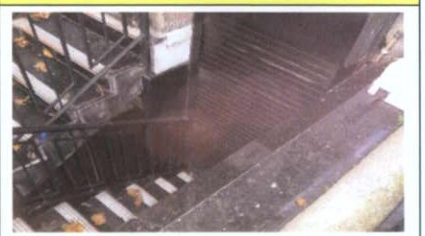
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
13	No. 43 O'Connell St.	3rd floor Half landing WC				No visible asbestos containing materials identified.							
14	No. 43 O'Connell St.	3rd floor Front room				No visible asbestos containing materials identified.							
15	No. 43 O'Connell St.	3rd floor Front room				No visible asbestos containing materials identified.							
16	No. 43 O'Connell St.	3rd floor Back room				No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
17	No. 43 O'Connell St.	4th floor WC		Terrazzo floor.		No visible asbestos containing materials identified.							
18	No. 43 O'Connell St.	4th floor Front rooms		No access		Presumed to contain asbestos.						Investigation prior to work likely to cause disturbance.	
19	No. 43 O'Connell St.	4th floor Roof access		No access padlocked		Presumed to contain asbestos.						Investigation prior to work likely to cause disturbance.	
20	No. 43 O'Connell St. Ned Kellys	Front Facade				No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

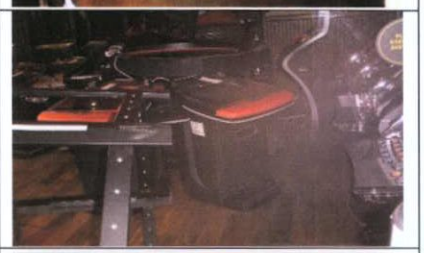
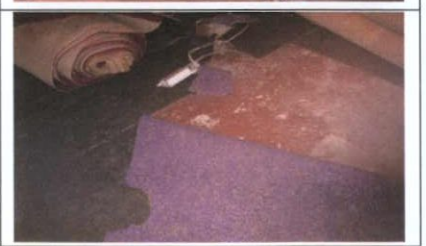
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
21	No. 43 O'Connell St. Ned Kellys	Basement Old Coal Cellar				No visible asbestos containing materials identified.							
22	No. 43 O'Connell St. Ned Kellys	Basement Floor to coal cellar		Ceramic tiles to floor		No visible asbestos containing materials identified.							
23	No. 43 O'Connell St. Ned Kellys	Basement Office				No visible asbestos containing materials identified.							
24	No. 43 O'Connell St. Ned Kellys	Ground floor office up spiral stairway				No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
25	No. 43 O'Connell St. Ned Kellys	Basement bar				No visible asbestos containing materials identified.							
26	No. 43 O'Connell St. Ned Kellys	Basement Gaming machine area				No visible asbestos containing materials identified.							
27	No. 43 O'Connell St. Ned Kellys	Basement Centre floor area		Plywood sheeting over concrete floors.		No visible asbestos containing materials identified.							
28	No. 43 O'Connell St. Ned Kellys	Basement Centre floor area		Painted concrete floor under carpet		No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

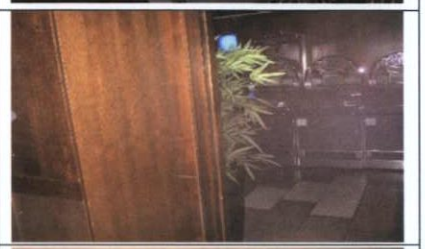
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
29	No. 43 O'Connell St. Ned Kellys	Basement Ceilings				No visible asbestos containing materials identified.							
30	No. 43 O'Connell St. Ned Kellys	Basement Gents WC				No visible asbestos containing materials identified.							
31	No. 43 O'Connell St. Ned Kellys	Basement Store room				No visible asbestos containing materials identified.							
32	No. 43 O'Connell St. Ned Kellys	Ground floor Entrance				No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

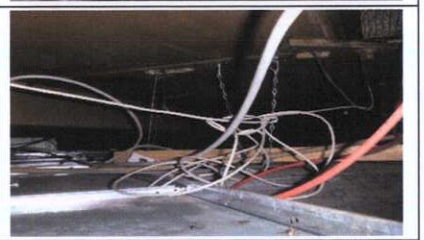
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
33	No. 43 O'Connell St. Ned Kellys	Ground floor Electrical switch board				No visible asbestos containing materials identified.							
34	No. 43 O'Connell St. Ned Kellys	Ground floor Front gaming area				No visible asbestos containing materials identified.							
35	No. 43 O'Connell St. Ned Kellys	Ground floor Gaming area Ceiling void				No visible asbestos containing materials identified.							
36	No. 43 O'Connell St. Ned Kellys	Ground floor False wall cavity		Original walls behind partitions		No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

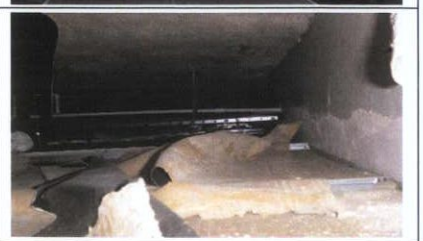
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
37	No. 43 O'Connell St. Ned Kellys	Ground floor Back gaming area				No visible asbestos containing materials identified.							
38	No. 43 O'Connell St. Ned Kellys	Ground floor Back gaming area		Lat and plaster ceilings		No visible asbestos containing materials identified.							
39	No. 43 O'Connell St. Ned Kellys	Ground floor Ladies WC				No visible asbestos containing materials identified.							
40	No. 43 O'Connell St. Ned Kellys	Ground floor Ladies WC Ceiling void				No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

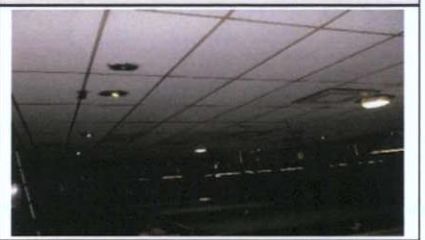
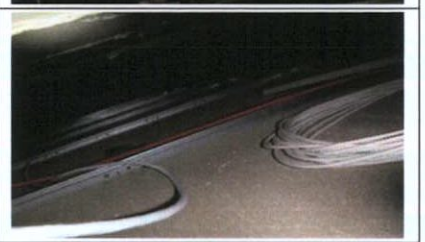
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
41	No. 43 O'Connell St. Ned Kellys	Ground floor Gents WC				No visible asbestos containing materials identified.							
42	No. 43 O'Connell St. Ned Kellys	Ground floor Snooker room				No visible asbestos containing materials identified.							
43	No. 43 O'Connell St. Ned Kellys	1st floor Front room				No visible asbestos containing materials identified.							
44	No. 43 O'Connell St. Ned Kellys	1st floor Front room Ceiling void				No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	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	Recommendations	Photo
45	No. 43 O'Connell St. Ned Kellys	1st floor Snooker room				No visible asbestos containing materials identified.							
46	No. 43 O'Connell St. Ned Kellys	1st floor Snooker room Ceiling void				No visible asbestos containing materials identified.							
47	No. 43 O'Connell St. Ned Kellys	1st floor Roofs				No visible asbestos containing materials identified.							

Key
NAD = No asbestos detected
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos

Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

ABOUT SAFETY LTD.

ASBESTOS | LEAD BASED PAINT | MOULD | SILICA DUST | HAZMAT
SURVEYING & TESTING
RISK MANAGEMENT | PROJECT MANAGEMENT

Refurbishment & Demolition Asbestos Survey

Location: *No. 57 O'Connell Street (Carrolls)*
Dublin 1

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *October, 2020*

Prepared by: *John Kelleher, About Safety Ltd.*

About Safety Limited, 24 Ocean Crest, Arklow, Co. Wicklow Tel: 0402 91186 | E-mail: asbestos@aboutsafety.ie
About Safety Ltd. Registered in Ireland: No. 422820

TABLE OF CONTENTS

Executive Summary

A Refurbishment and Demolition Asbestos Survey was carried out of the above property. Below is a summary of the survey.

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
	No asbestos containing materials found.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
1	The lead sealed box downpipe collars are presumed to contain asbestos woven rope packing.
30	A small section of asbestos cement flue pipe is presumed on the back façade between the 3rd and 4th floors.
31	The main and lower roof are presumed to contain asbestos substrate roofing felts.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

Site Full Name:
Dublin 1

Report Author:
About Safety Limited
24 Oceancrest
Arklow
Co. Wicklow

Contact: **John Kelleher**
Phone: **086 2208488**

Asbestos Surveyor: John Kelleher

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

- **S301:** Asbestos and other Fibres
- **P401:** Identification of Asbestos in Bulk Samples (PLM)
- **P402:** Building Surveys and Bulk Sampling for Asbestos
- **P403:** Asbestos Fibre Counting
- **P404:** Air Sampling and Clearance Testing of Asbestos
- **P405:** Management of Asbestos in Buildings (Safe Removal & Disposal)

iosh Chartered Safety and Health Practitioner

Introduction

About Safety Ltd. was instructed to carry out a Refurbishment and Demolition Asbestos Survey of the above property. The survey and sampling was carried out taking cognizance of the requirements of the Health and Safety Executive (UK) document, *HSG 264, Asbestos: The Survey Guide.*

Objectives

The objectives of this survey were to:

To carry out a survey to ascertain the presence of asbestos based materials.
To carry out a survey to locate and describe, as far as reasonably practicable, all asbestos containing materials prior to refurbishment/demolition.
To gain access to all areas, as necessary, to determine the extent of any asbestos that may be present.
To sample and estimate the extent and volume of any asbestos materials that may be present.
To generate asbestos material assessments where the period between the survey and event is significant i.e. more that 3 months.
To produce a report identifying areas containing asbestos to be used as a basis for tendering their removal.
To instigate asbestos removal works prior to refurbishment/demolition.

NB: The extent of asbestos containing materials if identified in this report are only approximate and should not be relied upon as a basis for tendering removal works. Contractors tendering works are expected to satisfy themselves by site visit and measurement the exact nature and extent of any works which is proposed.

Scope of Works & Site Description

General Information	*Scope of Works:*	**Structural alterations, refurbishment and/or demolition.**
	Structural Details:	**4 storey over basement building of brick construction with flat roofs. Extension rear**
	Date of Construction:	
External Aspects:	*Roofs:*	**Flat roofs**
Internal Aspects:	*Walls*	**Brick walls to main buildings. Old stone walls to stores areas on the ground floors**
	Ceilings	**Modern drop ceiling with lay-in ceiling tiles in the shop, part of the stores and in the 1st floor office areas.**
	Floors	**Concrete floors on the ground floor. Timber floors on the upper levels.**
Services:	*Heating Systems:*	**n/a**
Reservations:	*Access restrictions:*	**Roofs were not accessed. The retail areas were not investigated.**

Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.
No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey.

Inaccessible Areas: Electrical equipment such as, boiler units, water heaters, storage heaters, fuse or switch boards. Within floor or wall structures, behind wall or ceiling cladding or within blocked up chimneys. Within internal areas of fire doors unless asbestos observed from keyhole or other damaged areas. Care should always be exercised when working on any electrical equipment in particular the older styles as asbestos-containing materials may be present.

Asbestos Refurbishment & Demolition Survey: Definition

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works 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, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.
Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.

Asbestos Contaminated Soils (ACS)

The first point of contact with soil or ground contaminated with asbestos will be during site investigations and exploratory ground works. This may be defined as asbestos operative related work and applies where there is a potential for sporadic or low intensity exposure. People directly involved in these preliminary works, geotechnical engineers and ground workers, should receive formal training enabling them to work safely where asbestos could be present in the ground as a consequence of legacy use issues with the land. In principle, the general tiered approach to the assessment and management of potential risks posed by ACS is the same as that for any other contaminant. However, the unique nature of asbestos means that different methods of analysis, exposure estimation and risk estimation are required. Importantly, soil and air analysis methods need to be more detailed than those currently and commonly used to demonstrate compliance with the Asbestos Regulations.

Material Assessment

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Material Assessment Algorithm

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- **Product Type**
- **Extent of damage or deterioration**
- **Surface Treatment; and**
- **Asbestos type**

Each parameter is scored between 1 and 3. A score of 1 equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACM's are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

Analytical Techniques

Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication, HSG 248).

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated).
Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.
Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.

General Caveat

This report is based on a Refurbishment & Demolition survey of an occupied building.

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definite. It must remain a possibility that asbestos containing materials may be found during demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so.

It should be noted that the term "No visible asbestos containing materials identified" was used in retail and other parts of properties which were occupied or partially occupied during the inspection. It must remain a possibility that asbestos containing materials may be entombed under existing floors, above ceilings or behind walls, fixtures and fittings. Therefore, any future works in these areas should be preceded by an invasive investigation.

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the survey took place.

Specific Notes

Legislation and Codes of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 to 2010, apply to work where there is or may be asbestos fibres present. These regulations apply in particular to any person or employer working with or removing asbestos.

In addition, Safety, Health and Welfare at Work (Construction) Regulations 2013 (SI 291 of 2013) also apply to any building, installation, repair, demolition and asbestos removal work.

Information about working with material containing asbestos cement is containing in Health and Safety Authority's document "Asbestos-containing materials (ACM's) in Workplaces – Practical Guidelines on ACM Management and Abatement".

Provision of information

It is recommended that this report is brought to the attention of any person likely to be involved in refurbishment/demolition works.
Once asbestos materials have been identified it is essential that appropriate remedial measures be introduced prior to any structural alterations, refurbishment or demolition works commencing. All the asbestos removal works should be carried out by a competent asbestos removal contractor in accordance with Asbestos at Work Regulations 2006 to 2010. Statutory notification requirements of 14 days are required under the provisions of the Asbestos Regulations for certain works involving asbestos. The contractor appointed for removal works is responsible for deciding if a 14 day notification is required and for drawing up a plan of work for any removal works.

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. There are two categories of competent person, 1) competent asbestos operative and 2) specialist asbestos operative.

Appendix A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

Report on:
Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

No. 57 O'Connell Street
Dublin 1

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
S01	2029301	Old stairway steps	Lino	NADIS
S02	2029302	4th floor front room ceiling	Textured paint	NADIS
S03	2029303	Back roof wall of 56	Old felt	NADIS

Glossary

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

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets