



The survey specialists...

Property • Infrared • Asbestos • Snagging



H.I.C.H LTD | 6 Mitre Passage | Greenwich Peninsula | London | SE10 0ER

phone 0845 257 0858
email hichinfo@aol.co.uk
website www.hich-ltd.co.uk

ASBESTOS **SURVEY**



Customer Details

Client Name: MR S ERVAYED

Address: UNIT A, QUALITY STREET QUIII 8TY

Purpose of Report: ACM Inspection

Report Reference: ACM/MSE/2013

Inspection Date: 20th DECEMBER 2013

Surveyor Name: Philip Milne (Affior)

Property Image



The commercial Premises presently used as a car storage facility/Preparation unit was approximately 14 years old. The Building had a steel Frame construction with a metal profile cladding/ dual pitched roof, the Premises is presently let by the owner to a local car dealership.



INTRODUCTION

A Type 1 Management Survey of the property was carried out at the request of Mr S ERVAYED on behalf UNIT A, QUALITY STREET, QU11 8TY

The Survey has been carried out in accordance with the HSE document 'Asbestos' the survey guide'HSG264 (2010). Under instruction a Type 1 Asbestos management Presumption Survey was carried out to assess for any potential ACM's.

Our asbestos surveying and sampling services are delivered by experienced surveyors holding as a minimum the BOHS P402 certificate, and are performed in accordance with HSG264 and HSG 248 in laboratories accredited to UKATA, UKAS ISO 17020, ISO 17025.

State of Repair:

Average Condition for Age in need of cycle-able maintenance

General Description (external roof)

- Following Inspection it was noted that the commercial structure had an insulated profile metal clad finish with a dual pitched roof joined to a metal box gutter located centrally between the roof elevations. The structure was fixed to a concrete slab with a perimeter brick base course.
- A Full inspection of the external of the structure revealed no visible **Asbestos Containing Material**, however an inspection of the outhouse gas meter store located to the West gable end revealed pipe gasket material **Presumed to contain Asbestos Material**.

Findings

- Following inspection the material presumed Asbestos Containing Material was found to be in good condition with no visible damaged areas, no samples were taken to confirm/refute the presence of Asbestos Containing Material therefore no **certificate of bulk fibre analysis attached**

Survey Conclusions

Following the onsite inspection a quantifiable assessment of the risk of fibre release has been made using an algorithm, taking into consideration the condition of the potential ACM's revealed, **NO IMMEDIATE ACTION REQUIRED**

Recommendations

- NO IMMEDIATE ACTION REQUIRED



Outhouse Gas Meter Housing



Gas Meter/Pipe supply





Gas Supply Pipe Gasket (presumed asbestos containing material)



Gas Supply Pipe Gasket (presumed asbestos containing material)



General Description (Internal)

Vehicle Storage Area (53.51m wide x 37.81m long x 8.87m high)

- The Vehicle Storage area had an exposed insulated profile sheet roof and wall covering fixed to a steel frame work/metal purlins secured to a concrete lab/brick perimeter base course.
- Close inspection of the brick base course revealed a fibre cement wall plate located around the structure perimeter approximately 200mm above the concrete floor finish, presumed to be an asbestos containing material.

Findings

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Survey Conclusions

- Following the onsite inspection a quantifiable assessment of the risk of fibre release has been made using an algorithm, taking into consideration the condition of the potential ACM's revealed, **NO IMMEDIATE ACTION REQUIRED**

Recommendations

- NO IMMEDIATE ACTION REQUIRED



Vehicle Storage Area



Fibre Cement perimeter wall plate (presumed asbestos containing material)





Men's Toilet (5.25m long x 1.61m wide x 2.5m high)

- Following Inspection it was noted that the Toilet had an emulsion smooth plaster ceiling and walls, WC & Wash hand basin, Urinals, Entrance and Exit door and cubical all found to be in a good state of repair with **no visible ACM's**



Women Toilet (5.27m long x 1.27m wide x 2.5m high)

- Following Inspection it was noted that the Toilet had an emulsion smooth plaster ceiling and walls, WC & Wash hand basin, Entrance and Exit door and cubical all found to be in a good state of repair with **no visible ACM's**





Disabled Toilet (1.96m long x 1.47m wide x 2.5m high)

- Following Inspection it was noted that the Toilet had an emulsion smooth plaster ceiling and walls, WC & Wash hand basin, Handrails, Entrance and Exit door all found to be in a good state of repair with **no visible ACM's**



Kitchen (6.77m long x 2.37m wide x 2.5m high)

- Following Inspection it was noted that the Kitchen had an emulsion smooth plastered ceiling and wall finish, Modern base units with inset sink, entrance and exit doors all found to be in a good state of repair with **no visible ACM's**





Kitchen/Store (2.95m long x 1.37m wide x 2.07m high)

- Following Inspection it was noted that the Kitchen/store had an emulsion smooth plastered ceiling and wall finish, Shelving, entrance and exit doors all found to be in a good state of repair with **no visible ACM's**



Health and Safety Survey Caveat

This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing material within the accessible areas of the building. Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed or otherwise exposed. These fibres can cause a hazard to health when inhaled. If there is a risk that any work activity that intrudes beyond the surface finish of this building may potentially expose or disturb asbestos fibres and thereby create a potential health hazard. Persons or organisations carrying out these activities are advised to conduct appropriate risk assessment in order to identify and control these hazards.

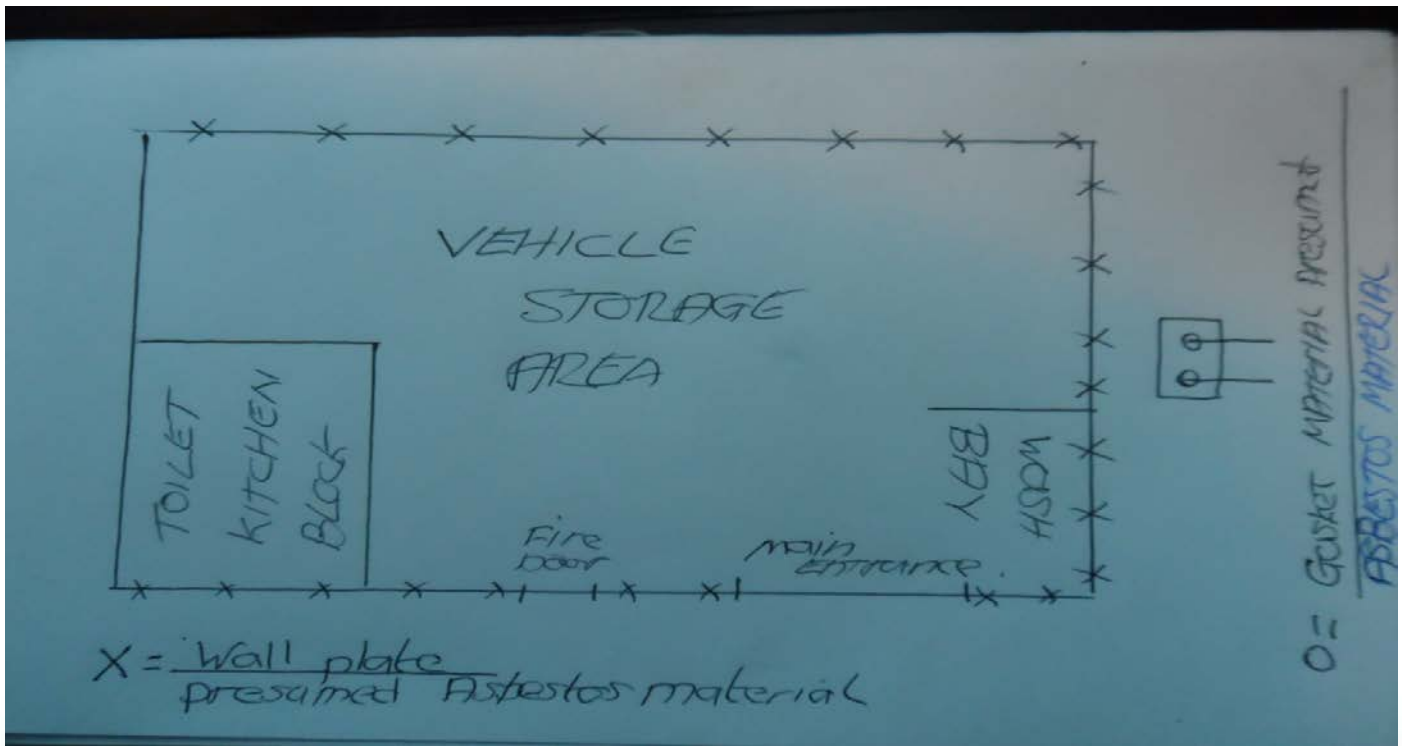


For Example:

- Corrugated roofing, tiles, 'slates', soffits, gutters, downpipes, walls and panels;
- Insulation under the roof, on beams and stanchions;
- Boards and panels, and any insulation between these;
- Insulation around pipes, on a heater, boiler, calorifier, in storage heaters;
- Decorative coatings on walls or ceilings;
- Insulation around windows;
- Water cistern;
- Flues, waste water pipes;
- Plastic floor tiles.
- Bitumen

ASBESTOS MANAGEMENT PLAN

Location Plan of Material Presumed to Contain Asbestos





These Areas Contain Asbestos

- X = Possible Asbestos Containing Material Wall Plate
- 0 = Possible Asbestos Containing Material Gas Supply Pipe Gasket

ASBESTOS REGISTER

Company Name: UNIT A

Address: Unit A, Quality Street, QU11 8TY

where	product	How Much	Surface coating	condition	access	Asbestos type	comment	Material score	Priority score
outhouse									
Supply pipe gasket	Presumed asbestos	4 no	none	good	easy	unknown	none	5	_5

where	product	How Much	Surface coating	condition	access	Asbestos type	comment	Material score	Priority score
internal									
Vehicle store	Presumed asbestos	108 lin meter	none	good	easy	unknown	none	5	_5.3



Contact Name: Mr S Ervayed, Owner.

Date: 10th December 2013

Check Date: December 2014

ACTION PLAN

where	product	action	When by	Who by					
outside									
outhouse	Gas supply pipe gasket	Condition check	December 2014	Surveyor					

where	product	action	When by	Who by					
internal									
Perimeter base course	Wall Plate	Condition check	December 2014	Surveyor					

Responsible Person: Mr S Ervayed, Owner

Date: 10th December 2013

Monitoring Date: December 2014

COMMUNICATION PLAN

- Advise staff of location of Presumed Asbestos Containing Material.....(STAFF)
- Advise MR S ERVAYED of any damage noticed to exposed wall plate/pipe gasket materials including surface finish(MAINTENANCE)
- Advise Contractors that the wall plate/supply pipe gasket may contain Asbestos Material.....(CONTRACTORS)



Limitations to Survey/Terms & Conditions

This was a non-intrusive inspection and limited to commenting upon the possible ACM's and condition noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or roof area not more than 5m above ground level. It may therefore not be possible to inspect roofs above this level without a suitable scaffold or access platform. In such cases pitched roofs, may be inspected with the aid of zoom Optics. The surveyor will follow the guidance given in surveying safety issued by RICS in April 1991.

This incorporates the guidance given in Guidance note GS31 on the safe use of ladders and step ladders issued by the Health & Safety Executive.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that all bylaws, building regulations and other required consents have been obtained. The surveyor will not verify whether any such consents, have been obtained. The client and his/her legal advisors should make all necessary enquiries. Drawings-specifications will not be inspected by the surveyor.

The surveyor will assume is unaffected by any matters which would be revealed by a local search (or the equivalent) and replies To the usual enquiries, or by a statutory notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.)

The client will pay the surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

The report is for the sole use of the named client and is confidential to the client and his/her professional advisors. Any other parties rely on the report at their own risk. The report must not be reproduced, in whole or in part, without the prior written consent, of the surveyor.

Note: A building survey report does not automatically include advice upon value or a reinstatement cost assessment/replacement for insurance Purposes. However, The surveyor will be prepared to provide such opinions-assessments if these are agreed from the outset