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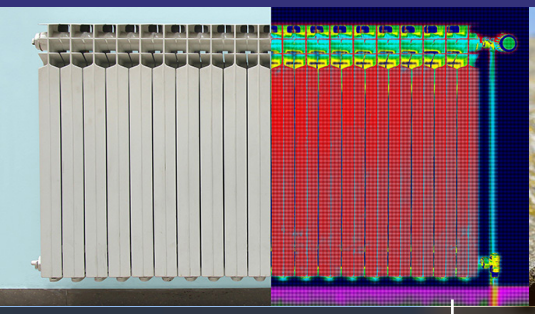

Thermographic Survey

Asbestos Service

Snagging Survey

Asbestos Survey

Roof Survey

Mediation Service

Building Survey

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Customer Details

Client Name:	XXXXX XXXXXX
Address:	XXXXX XXXXX XXXX XXXX X XXXXX XXXX XXXX XXXX XXXXXXX XXXXX XXXXXXXXX XXXXXX CF3 XXX
Purpose of Report:	ASBESTOS MANAGEMENT SURVEY
Report Reference:	AMS|XXX|20XX
Inspection Date:	0X May 20XX
Surveyor Name:	XXXX XXXXXX BSc Hons, MCIOB, CSRT, CSSW, DipDEA, UKAS-P402/P405
Building Surveyor Engineer Name:	XXXX XXXXX BSc (Hons) C Build E, MCABE.

Property Image

Type of property: Semi-Detached

No of bedrooms: 2 Bedrooms

State of repair: Average Condition

Services: Electricity-Gas-Mains Water Supply

Tenure: Presumed Freehold

Location: Sheltered

Property Age: 1900-1929

General Description of Property (External)

- The building inspected is a traditionally constructed semi-detached property with a dual pitched timber roof with hipped end finish.
- The building comprises of a commercial unit to the ground floor and a two-bedroom flat to the first floor.
- The commercial unit has a shops floor with pharmacy counter to the rear, with a store room, consultancy room and mini kitchen to the rear.
- The flat has a ground floor entrance to the rear with a spiral staircase leading to the front room, central hallway with two bedrooms and a bathroom.
- Loft access is gained through the hatch in the bedroom.
- The property was occupied and fully furnished at the time of inspection and inspection was restricted due to the number of items contained within the flat.

INTRODUCTION

- An Asbestos Management Sample Survey of the property was carried out at the request of the client.

- The Survey has been carried out in accordance with the HSE document ‘Asbestos’ the survey guide’HSG264 (2010). Under instruction an Asbestos management Sample & Testing Analysis 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.

General Description

Location
External
Area Size
External Areas
General Description of Area
• The Main roof has interlocked concrete tiles to the main roof, with a mono pitched roof with slate tile finish. There are two stacks to the property all in average condition. The shop front is a more modern build with cavity walls and an aluminium profile sheeted roof. Fascia's and rainwater goods are all UPVC all windows are UPVC double glazed. The door to the shop is an automatic aluminium framed door, with the door to the flat a timber unit. • There were no suspected ACMs noted to the external parts of the building.
Findings
• **No samples were taken, and no suspect material was identified.**
Number of Samples Taken
NONE

Location of Sample
N/A
Material Sampled
N/A

Front Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

Location
Internal
Area Size
Roof Space
General Description of Area
• The main roof comprises of a network of rafters and purlins supported by the load bearing walls. The insulation is mineral wire wool with a polyurethane roofing under-felt. There were no suspect ACM's noted within the roof void.
Findings
• **No suspect ACM's identified.**
Number of Samples Taken
NONE

Location of Sample
N/A
Material Sampled
N/A

Roof Space

Roof Space

Location
Internal
Area Size
First Floor Flat
General Description of Area
• The first floor flat has fixed floor coverings to the solid floor of the ground floor reception area with suspended timber flooring to the first floor of the dwelling. All ceilings were of plasterboard and skim finish with plastered walls, all with an emulsion for the finish. There were no suspected Asbestos containing materials noted to any of the rooms inspected.
Findings
• **No suspected ACM's identified.**
Number of Samples Taken
NONE

Location of Sample
N/A
Material Sampled
N/A

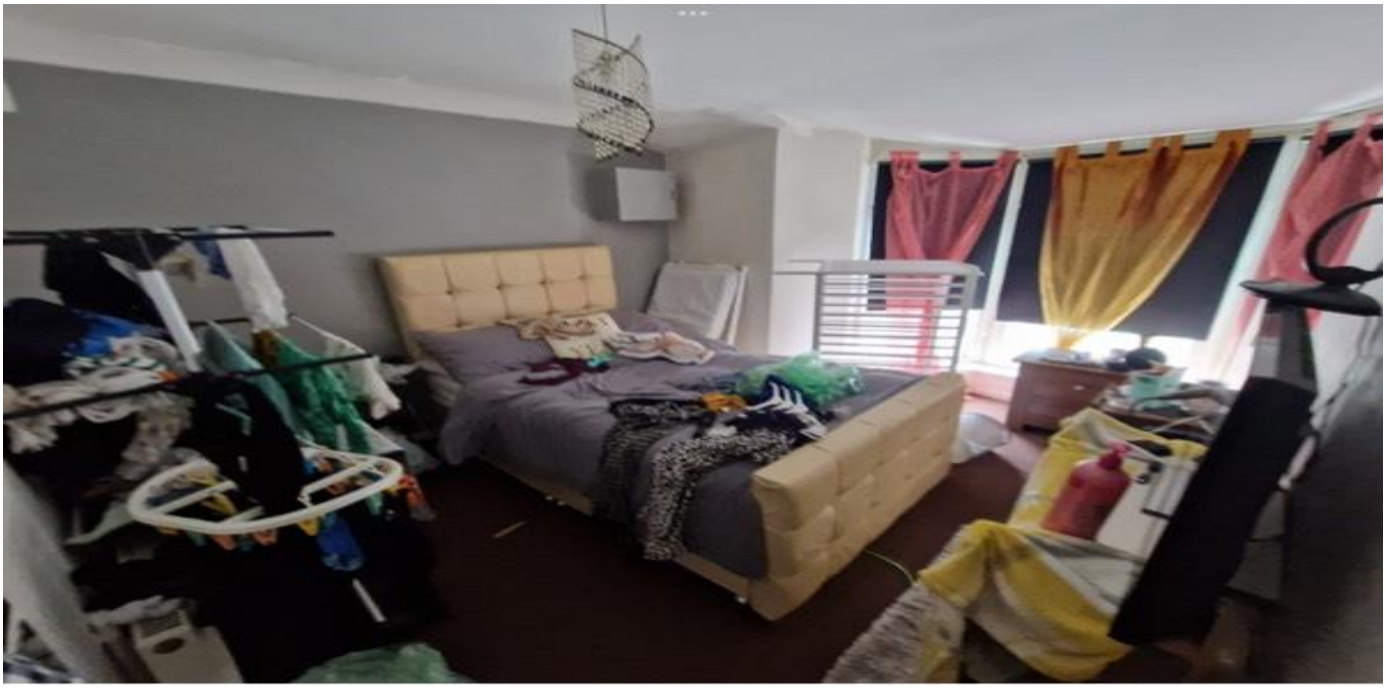
GF Reception Room

Staircase

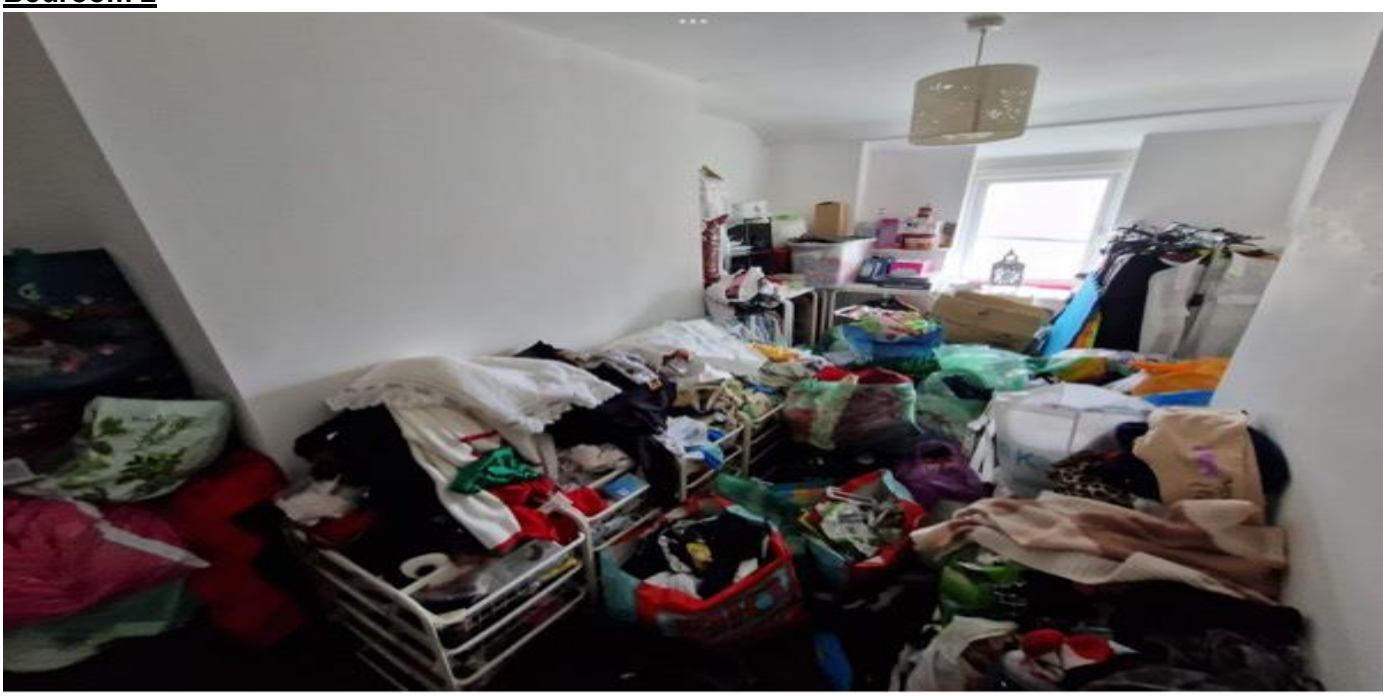
Living Room

Hallway

Bedroom 1



Bedroom 2



Bathroom

Location
Internal
Area Size
Shop/Pharmacy
General Description of Area
• The shop floor is entered through the automatic doors to the front which leads to the lower grocery section. Here there is fitted flooring installed upon the solid floor which leads up a few steps to the raised pharmacy area with the same fitted flooring. From here, to the left leads you to the small corridor to the rear exit and the store, utility and consultancy room. The floor and pharmacy had a suspended ceiling, with plasterboard and skim finishes to the adjacent three rooms. All accessible areas were inspected, and no suspected ACM's were identified.
Findings
• **<u>No suspected asbestos material identified, and no samples were taken.</u>**
Number of Samples Taken
NONE

Location of Sample
N/A
Material Sampled
N/A

Main Shop Floor (Front)

Pharmacy Area

Entrance to Consultancy/Store/Kitchen Area

Pharmacy/Shop Floor

Above Suspended Ceiling (Pharmacy)

Above Suspended Ceiling (Pharmacy)

Above Suspended Ceiling (Shop Floor)

Above Suspended Ceiling (Pharmacy)

Hallway

Kitchen

Kitchen Sink Pad (non acm)

Consultancy Room

Store Room

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, wastewater pipes.
- Plastic floor tiles.
- Bitumen

NB: The use of Asbestos Material in the UK was banned in 1999, therefore there is NO requirement to carry out any Asbestos Management Survey Sampling on Buildings completed after the year 2000.

What is Asbestos?

- Asbestos is a general name given to several naturally occurring fibrous minerals that have crystallised to form fibres. Asbestos fibres do not dissolve in water or evaporate, they are resistant to heat, fire, chemical and biological degradation and are mechanically strong.

Asbestos is generally divided into two sub-groups: serpentine and amphiboles. Serpentine asbestos (chrysotile or white asbestos) was the most commonly used type of asbestos. Chrysotile asbestos fibres are soft, flexible and curved and far less hazardous than the amphibole type. Amphibole fibres (crocidolite-blue asbestos, amosite-brown asbestos, tremolite, actinolite and anthophyllite) are brittle fibres and are often rod- or needle-like in appearance. It is this form that is more hazardous to health. Crocidolite was the most commonly used amphibole asbestos in the past.

Use of Asbestos

- The properties of asbestos made it an ideal material for use in a number of products, including insulation material for buildings, boilers and pipes; car brakes and floor tiles, insulating board to protect buildings and ships against fire; asbestos cement for roofing sheets and pipes. Due to the risks to health following inhalation exposure to asbestos the importation of blue and brown asbestos has been banned in the UK since 1985. This ban was extended to include white asbestos in 1999.

How asbestos gets into the environment

- Asbestos is widespread in the environment. It may enter the atmosphere due to the natural weathering of asbestos-containing ores or damage and breakdown of asbestos-containing products including insulation, car brakes and clutches, ceiling and floor tiles and cement.

Exposure to asbestos

- People may come into contact with asbestos from existing asbestos-containing materials in buildings and products. If they are intact, they pose very little risk. However, if asbestos containing products are damaged in some way, fibres may be released. Caution should be taken when doing DIY work in buildings containing asbestos. People are most likely to be exposed to asbestos fibres by breathing in fibres that are suspended in air.
- People also may swallow small amounts of the fibres if the asbestos enters the soil or drinking water. Although asbestos does not dissolve, fibres may enter water after being eroded from natural sources, from asbestos-cement or from asbestos-containing filters. However, there is no evidence the ingestion of asbestos fibres is hazardous to health.
- Those involved in demolition work, asbestos abatement, building repair and maintenance may be exposed to higher levels of asbestos as disturbing such materials releases fibres into the air.

How exposure to asbestos could affect your health

- The presence of asbestos in the environment does not always lead to exposure as you must come into contact with the fibres. You may be exposed by breathing, eating, or drinking the substance or by skin contact. Following exposure to any hazardous chemical, the adverse health effects that you may encounter depend on several factors, including the amount to which you are exposed (dose), the duration of exposure, the way you are exposed, the form of asbestos and if you were exposed to any other chemicals.
- All forms of asbestos fibres are hazardous as they can induce cancer following inhalation exposure, but amphibole forms of asbestos (including blue and brown) are more hazardous to health than chrysotile (white).
- Breathing in high concentrations of asbestos for a long period of time mainly affects the lungs, causing a disease called asbestosis where breathing becomes difficult, and the heart enlarges. Asbestosis may take decades to develop. Asbestosis sufferers are at an increased risk of cancer. Exposure to lower concentrations of asbestos over time may result in a general (diffuse pleural thickening) or localised (pleural plaques) thickening of the lung lining.
- Warts and corns may form around asbestos fibres that become embedded in the skin. The World Health Organization (WHO) has stated that there is no consistent evidence that ingested asbestos is hazardous to health.

Asbestos and cancer

- The International Agency for Research on Cancer has classified all forms of asbestos as being carcinogenic to humans. Asbestos causes mesothelioma (type of cancer that forms on the protective tissue that covers the lungs or the abdomen) and cancer of the lung, larynx (voice box) and ovary.

Vulnerable people

- People with breathing problems such as asthma may be more sensitive to the effects of asbestos.

Pregnancy and the unborn child

- Several experimental studies have suggested that asbestos does not cause adverse pregnancy outcomes or birth defects.

Children

- It is not possible to say whether children are more susceptible to asbestos-related injury. However, due to the increased life expectancy of children compared to adults, there is an increased lifetime risk of mesothelioma as a result of the long period of time this disease takes to develop. They are therefore more vulnerable to developing mesothelioma than an adult exposed to the same amount.

What to do if you are exposed to asbestos

- Intact asbestos materials in a place where they are unlikely to be disturbed should not cause any harm. If you come into contact with asbestos fibres, you should remove yourself from the source of exposure. If you have got asbestos fibres on your skin and clothes do not shake or brush the fibres off as this will make them airborne and prone to being inhaled. Remove all visible dust and fibres from the body, clothing and footwear by wet wiping with a damp cloth using a gentle patting action. Remove any contaminated clothing (not over the head) and place in a bag with the damp cloth.

Contact your local authority for advice on disposal of the clothing.

- If you have any health concerns regarding exposure to asbestos seek guidance from your GP or contact NHS 111.

ASBESTOS ESSENTIALS

- This is a useful guidance document produced by the HSE which is a task manual for building, maintenance, and allied trades of non-licensed asbestos work.

- Designed to be durable, practical, and small enough to fit in your toolbox, Asbestos essentials uses a series of task sheets, with over 100 full colour photos and illustrations, to describe 'good practice' for non-licensed tasks and covers the action needed to reduce exposure to an adequate level.
- It is aimed at all workers who may come into contact with asbestos, including electricians, builders, plumbers, carpenters etc. It will be useful to employees, the self-employed and managers.
- Although the general content/guidance remains the same, this fourth edition has been updated in line with changes to the Asbestos Regulations and to better reflect asbestos guidance on HSE's website and the Asbestos Approved Code of Practice, L143.

Asbestos essentials task sheets

- For advice on when and how you should use these sheets make sure you printout and read A0 - Introduction to Asbestos essentials (PDF). These can be downloaded for free on the HSE website.

Equipment and method sheets

- Work with asbestos cement (AC) (non-licensed)
- Working with textured coatings (TC) containing asbestos (non-licensed)
- Strictly controlled minor work on Asbestos Insulating Board (AIB)
- Safe work with undamaged asbestos materials
- Removal and replacement of other asbestos containing materials.
- Fly-tipped waste.

Equipment and method sheets

- EM0. Risk assessments and plans of work (PDF)
- EM1. What to do if you discover or accidentally disturb asbestos during your work (PDF)
- EM2. Information, instruction, and training (PDF)
- EM3. Building and dismantling a mini-enclosure (PDF)
- EM4. Using a class-H vacuum cleaner for asbestos (PDF)
- EM5. Wetting asbestos materials (PDF)
- EM6. Personal protective equipment (including RPE) (PDF)
- EM7. Using damp rags to clean surfaces of minor asbestos contamination (PDF)
- EM8. Personal decontamination (PDF)
- EM9. Disposal of asbestos waste (PDF)
- EM10. Statement of cleanliness after textured coating removal (PDF)

Work with asbestos cement (AC) (non-licensed)

- A9. Drilling holes in asbestos cement (AC) and other highly bonded materials (PDF)
- A10. Cleaning debris from guttering on an asbestos cement (AC) roof (PDF)
- A11. Removing asbestos cement (AC) debris (PDF)
- A12. Cleaning weathered asbestos cement (AC) roofing and cladding (PDF)
- A13. Repairing damaged asbestos cement (AC) (PDF)

- A14. Removing asbestos cement (AC) sheets, gutters, etc. and dismantling a small AC structure (PDF)
- A15. Removing asbestos cement (AC) or reinforced plastic product, egg tank, duct, water cistern (PDF)
- A16. Painting asbestos cement (AC) products (PDF)
- A35. Replacing an asbestos cement (AC) flue or duct (PDF)
- A36. Removing an asbestos cement (AC) panel outside, beside or beneath a window (PDF)

Working with textured coatings (TC) containing asbestos (non-licensed)

- A26. Drilling and boring through textured coatings (PDF)
- A27. Inserting and removing screws through textured coatings (PDF)
- A28. Removing textured coating from a small area, for example 1m2 (PDF)
- A29. Cleaning up debris following collapse of a ceiling or wall covered with textured coating (PDF)

Strictly controlled minor work on Asbestos Insulating Board (AIB)

- A1. Drilling holes in asbestos insulating board (AIB) (PDF)
- A2. Removing a single (screwed-in) asbestos insulating board (AIB) ceiling tile (PDF)
- A3. Removing a door with asbestos insulating board (AIB) fireproofing (PDF)
- A4. Removing a single asbestos insulating board (AIB) panel less than 1m2, fixed in with nails or screws (PDF)
- A5. Cleaning light fittings attached to asbestos insulating board (AIB) (PDF)
- A6. Repairing minor damage to asbestos insulating board (AIB) (PDF)
- A7. Painting undamaged asbestos insulating board (AIB) (PDF)

Safe work with undamaged asbestos materials

- A8. Enclosing undamaged asbestos materials to prevent impact damage (PDF)
- A20. Laying cables in areas containing undamaged asbestos materials (PDF)
- A34. Removing pins and nails from an asbestos insulating board panel (AIB) (PDF)

Removal and replacement of other asbestos containing materials.

- A17. Removing asbestos paper linings (PDF)
- A18. Removing asbestos friction linings (PDF)
- A19. Removing an asbestos fire blanket (PDF)

- A21. Removing asbestos-containing bituminous products, such as roofing felt, gutter linings or damp-proof courses (PDF)
- A22. Removing metal cladding lined with asbestos-containing bitumen (PDF)
- A23. Removing asbestos-containing floor tiles and mastic (PDF)
- A24. Removing flexible asbestos duct connectors (gaiters) (PDF)
- A25. Removing compressed asbestos fibre (CAF) gaskets and asbestos rope seals (PDF)
- A30. Removing an asbestos-containing 'arc shield' from electrical switchgear (PDF)
- A31. Removing a single asbestos-containing gas or electric heater (PDF)
- A32. Replacing an asbestos-containing part in a 'period' domestic appliance (PDF)
- A33. Replacing an asbestos-containing fuse box or single fuse assembly (PDF)
- A37. Removing asbestos-containing mastic, sealant, beading, filler, putty or fixing (PDF)

Fly-tipped waste.

- A38. How to deal with fly-tipped asbestos waste (PDF)

This Asbestos Survey is produced by a Qualified Surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Asbestos Survey aims to:

- Help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property.
- Provide detailed advice on condition.
- Describe the identifiable risk of potential or hidden defects.
- Where practicable and agreed, provide an estimate of costs for identified repairs.
- Make recommendations as to any further actions or advice which need to be obtained before committing to purchase.
- Where estimated repair costs have been given, these are very basic estimates based on my experience in dealing with these types of repairs and the costs involved.
- It is always recommended that you engage the services of at least three contractors to ensure you receive value for money.

- No below ground investigations have been carried out and no drainage survey has been undertaken.

Limitations to Survey/Terms & Conditions

These Terms and Conditions govern the provision of building survey reports supplied by MyHICH Ltd/ HICH Ltd to the client. By engaging our services, the Client fully accepts these Terms and Conditions.

Scope of Services

The Company prepares building survey reports utilising information provided by the Client. Such Reports may contain data relating to building conditions, valuations, and potential risks or issues. The Company endeavours to ensure the accuracy of the Reports; however, the reliability of such data is dependent upon the quality and completeness of information supplied by the Client.

Client Responsibilities

It is the responsibility of the Client to furnish accurate, comprehensive, and timely information necessary for the preparation of the Reports. The Client acknowledges that failure to do so may adversely impact the quality and accuracy of the Reports. Furthermore, the Client is expected to verify any information or conclusions presented in the Reports prior to making decisions that rely upon them.

Limitations of Liability

The Company shall not be liable for any loss, damage, or expense arising from reliance on the Reports, including, but not limited to, any information contained therein.

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any installations. Unless otherwise instructed, we will not commission the inspection or testing of any installations by specialist contract engineers.

If we find visual evidence to suggest that there may be problems with any installations in part or in whole, or if they are particularly sophisticated or complex, we will advise you accordingly and make recommendations for further investigations or testing by specialists.

This was a non-intrusive inspection and limited to commenting upon the extent of damage 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 Company assumes that the property is not subject to unusual or exceptionally onerous restrictions or covenants affecting its structure or reasonable enjoyment. It is further assumed that all relevant bylaws, building regulations, and required consents have been obtained.

The Company will not undertake verification of such consents; the Client and their legal representatives are advised to make all necessary enquiries. Drawings or specifications will not be inspected by the Company.

Additionally, it is presumed the property is unaffected by matters that would be revealed through a local search (or equivalent), replies to standard enquiries, or statutory notices, and that neither the property nor its condition, usage, or intended usage is or will be unlawful.

The Client agrees to remit payment for the agreed fee associated with the Report, along with any expressly agreed disbursements.

Survey Reports

All building survey reports issued by MyHICH Ltd/HICH Ltd are valid for a period of three (3) months from the date of issuance.

After this period, the findings and recommendations contained within the report may no longer be deemed reliable or applicable due to potential changes in building condition, regulations, or other relevant factors.

Clients are encouraged to seek a new survey if more than three months have elapsed since the report's issuance.

The Report is intended solely for the use of the named Client and remains confidential to the Client and their professional advisors. Any reliance by third parties is entirely at their own risk.

The Report is not to be shared or reproduced, in whole or in part, with any third party without prior written consent from the Company.

Note:

A building survey report does not automatically include advice concerning valuation or reinstatement cost assessment/replacement for insurance purposes. Should such opinions or assessments be required, arrangements must be agreed upon with the company in advance.

Caution in Open-Source Data Application

While integrating open-source data into our survey reports provides valuable insights and enhances our analyses, it is vital to approach such data with caution. Open-source datasets can be incomplete, outdated, or may exhibit biases that could skew interpretations and results.
Users should be aware of the context in which the data was collected and exercise careful judgment in assessing the relevance and reliability of the sources utilized.

Verification and Validation of Sources

The credibility of open-source data can vary significantly based on its origin and methodology. Before incorporating such data into our reports, it is imperative to conduct thorough validation of the sources to ensure accuracy.
We recommend that users cross-reference with other reliable datasets or literature to substantiate findings derived from open-source material, thereby enhancing the overall integrity of our survey results.

Transparent Limitations in Reporting

It is important to explicitly state the limitations posed by the use of open-source data within our reports. Readers should be informed that while the data can inform trends and patterns, it may not fully capture the complexity of the investigated topic.
We will include specific disclaimers addressing potential limitations and the context of the data used, fostering an understanding that our conclusions are grounded in the quality and nature of the available information.

Ethical Considerations and Compliance

Adhering to ethical standards when using open-source data is paramount.

When incorporating open source data into building survey reports, adhering to ethical standards is paramount to ensure accuracy, transparency, and respect for privacy. It is essential to verify the credibility and reliability of the open source data used, acknowledging the original sources and adhering to any associated licensing agreements.
Additionally, sensitivity to privacy issues is critical; data should be anonymized where necessary to protect individual identities. Engaging with stakeholders and communities affected by the data is also vital for maintaining trust and responsibility. By prioritizing ethical guidelines, we not only uphold the integrity of our reports but also contribute to a more respectful and informed use of publicly available information.

Maintaining ethical standards when using open source data in building survey reports is essential to foster trust and uphold integrity in our work. Firstly, it is crucial to ensure that the data is sourced from reputable platforms to guarantee its accuracy and validity. Proper attribution must be given to original creators, respecting copyright and licensing terms associated with the data.

Additionally, ethical considerations include the responsible use of data, particularly concerning sensitive information that could compromise individual privacy. To enhance transparency, survey reports should clearly disclose the types of data used and their sources. By adhering to these ethical principles, we not only enhance the quality of our reports but also support the collective effort to promote ethical data practices within the broader community.