HEITRICH

ASBESTOS DEMOLITION SURVEY



Analysis by

UKAS

Testing Accredited
Lab 2707

BOHS British Occupational Hygiene Society

ACAD

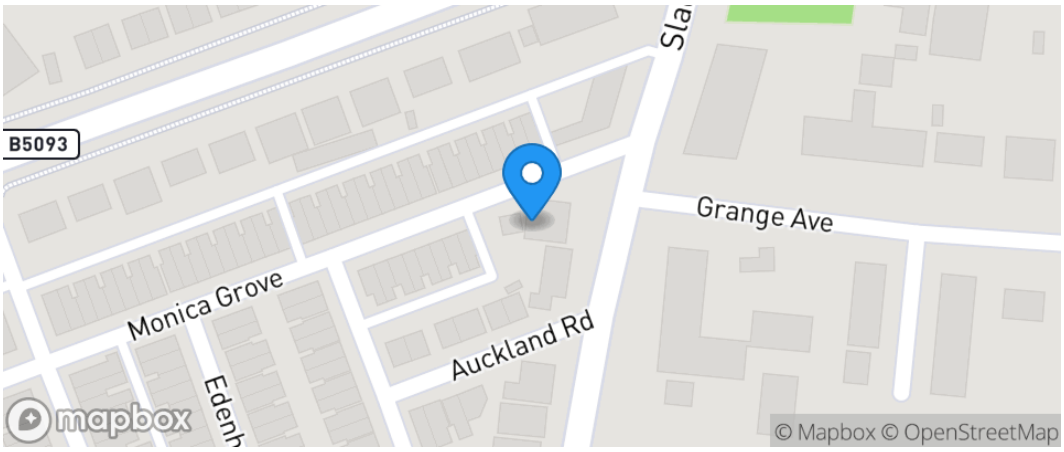
Heitrich Ltd
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Site Location:
342 Slade Lane Manchester England M19 2BX
United Kingdom

Surveyed On:
27 Jan 2024

Project Ref:
HR2370

Report Details

Report By	Heitrich Ltd
Client	Brictorian Properties Ltd
Project	HR2370
Site Address	342 Slade Lane Manchester England M19 2BX United Kingdom
Site Coordinates	53.4423563, -2.1999114
Site Location	
Site Description	Stand alone garage premises
Age of Building	Circa mid 1900's
Construction Type	Brick
Scope of Work	Demolition survey to whole property
Purpose of Survey	Demolition
Surveyors	Afwaan Miya
Survey Dates	27 Jan 2024
QC Date	31 Jan 2024

Totals

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

NADIS	Very Low	Low	Medium	High
0	0	0	0	0

NADIS: No Asbestos Detected in Sample

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Sign Off

Quality Control
Afwaan Miya
31st Jan 2024



Introduction

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

Executive Summary

Variations to Scope

Where necessary, the surveyor may deviate from the defined scope:

Notes	Photo
No power to some areas on site, surveyed in torch light Stored items to some areas	

Summary of Asbestos-Containing Materials

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

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
nothing to show					

Summary of Non-Asbestos-Containing Materials

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

Building / Level / Location	Item	Material	Page
nothing to show			

Summary of Locations or Items of Limited Access

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

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
Main Building / External / 999 - External	Location	No Access / Access restricted with obstruction			23

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
n/a											

Inspected Locations and Items

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

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 001 - Stairs	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Timber, mmmf tiles Walls- Timber, masonry, plasterboard, brick, perforated timber board Floor- Ceramic tile, concrete Door(s) & Frame(s)- Timber Boxing- Timber with non suspect electrics					10
Main Building / 0 / 002 - Office	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Fixed plaster skim to plasterboard ceiling Walls- Timber, masonry, plasterboard, brick, perforated timber board Floor- Ceramic tile, concrete Door(s) & Frame(s)- Timber Boxing- Column is plasterboard to brick Window(s)- Timber					11
Main Building / 0 / 003 - Garage	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Fixed plaster skim to plasterboard ceiling Walls- Timber, masonry, plasterboard, brick, perforated timber board, wood chip wallpaper Floor- Ceramic tile, concrete Door(s) & Frame(s)- Timber, metal Boxing- Column is plasterboard to brick Board above doors- Timber Waste pipe- Plastic					12
Main Building / 0 / 004 - WC	Ceiling- Concrete slab Walls- Brick, ceramic tiles Floor- Ceramic tile to concrete Door(s) & Frame(s)- Timber WC furniture- Plastic/ceramic Waste/Soil Pipe- Modern non asbestos Window- Metal Boxing- Timber containing plastic soil pipe					13
Main Building / 0 / 005 - Kitchen	Ceiling- Concrete slab Walls- Plaster to brick, ceramic tiles Floor- Ceramic tile to concrete Door(s) & Frame(s)- Timber Sink- Modern					14
Main Building / 0 / 006 - Back of house	Ceiling- Metal sheeting; Box profile and corrugated False Ceiling- Metal mesh, mmmf insulation Walls- Brick, block, plaster, timber Floor- Concrete Door(s) & Frame(s)-Timber, metal Window(s) & Frame(s)- Metal, timber Stored items present restricting access to some areas					15
Main Building / 1 / 001 - Landing	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Carpet to timber Door(s) & Frame(s)- Timber					16

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 1 / 002 - Kitchen	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Modern lino to timber Door(s) & Frame(s)- Timber Sink- Modern					17
Main Building / 1 / 003 - Corridor	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Carpet to timber Door(s) & Frame(s)- Timber					18
Main Building / 1 / 004 - Room	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Carpet to timber Door(s) & Frame(s)- Timber					19
Main Building / 1 / 005 - WC	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Modern lino to timber Door(s) & Frame(s)- Timber Sink- Modern Wc and cistern- Modern Waste pipe- Plastic					20
Main Building / 1 / 006 - Bathroom	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Ceramic tiles, masonry, plasterboard, brick Floor- Modern lino to timber Door(s) & Frame(s)- Timber WC and bath furniture- Modern					21
Main Building / External / 999 - External	Roof- Metal profile sheeting, modern felt, concrete slab Shutters- Metal Panels behind shutter housing- Timber Canopy(ies)- Metal Rainwater goods- Metal, plastic Walls- Brick, render, mortar, block, timber Floor- Concrete Door/s & Frames- Timber, metal Window(s) & Frame(s)- Timber upvc					22
Main Building / External / 999 - External	No access within room		No Access / Access restricted with obstruction			23

Inspection Room Notes

See following pages for additional photographs and notes for inspected locations...

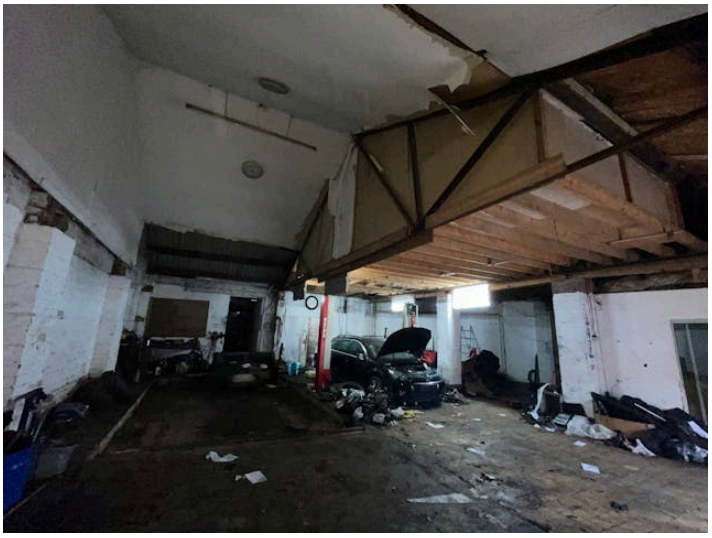
Main Building > 0 > 001 - Stairs > Location Notes

Building	Main Building	Level	0
Location	001 - Stairs		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Timber, mmmf tiles Walls- Timber, masonry, plasterboard, brick, perforated timber board Floor- Ceramic tile, concrete Door(s) & Frame(s)- Timber Boxing- Timber with non suspect electrics		

Main Building > 0 > 002 - Office > Location Notes

Building	Main Building	Level	0
Location	002 - Office		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Fixed plaster skim to plasterboard ceiling Walls- Timber, masonry, plasterboard, brick, perforated timber board Floor- Ceramic tile, concrete Door(s) & Frame(s)- Timber Boxing- Column is plasterboard to brick Window(s)- Timber		

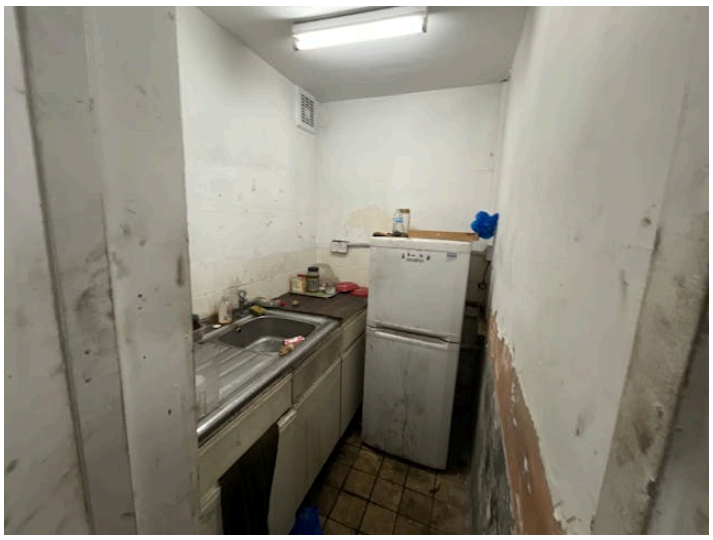
Main Building > 0 > 003 - Garage > Location Notes

Building	Main Building	Level	0
Location	003 - Garage		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Fixed plaster skim to plasterboard ceiling Walls- Timber, masonry, plasterboard, brick, perforated timber board, wood chip wallpaper Floor- Ceramic tile, concrete Door(s) & Frame(s)- Timber, metal Boxing- Column is plasterboard to brick Board above doors- Timber Waste pipe- Plastic		

Main Building > 0 > 004 - WC > Location Notes

Building	Main Building	Level	0
Location	004 - WC		
			
Location Notes	Ceiling- Concrete slab Walls- Brick, ceramic tiles Floor- Ceramic tile to concrete Door(s) & Frame(s)- Timber WC furniture- Plastic/ceramic Waste/Soil Pipe- Modern non asbestos Window- Metal Boxing- Timber containing plastic soil pipe		

Main Building > 0 > 005 - Kitchen > Location Notes

Building	Main Building	Level	0
Location	005 - Kitchen		
			
Location Notes	Ceiling- Concrete slab Walls- Plaster to brick, ceramic tiles Floor- Ceramic tile to concrete Door(s) & Frame(s)- Timber Sink- Modern		

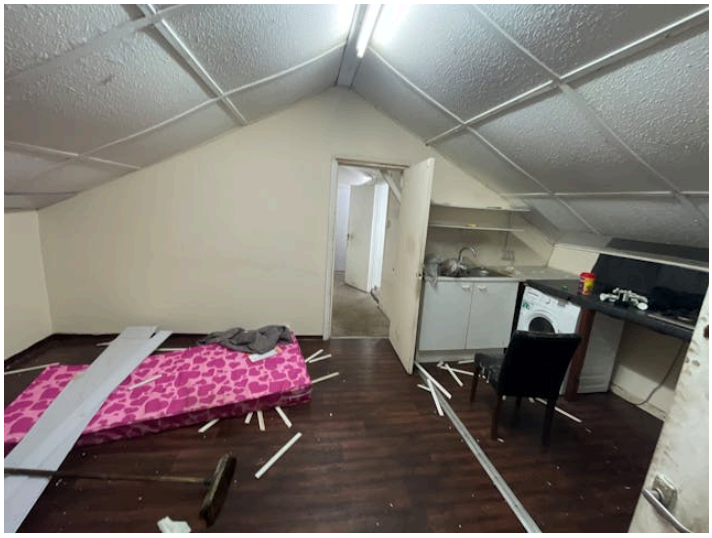
Main Building > 0 > 006 - Back of house > Location Notes

Building	Main Building	Level	0
Location	006 - Back of house		
			
Location Notes	Ceiling- Metal sheeting; Box profile and corrugated False Ceiling- Metal mesh, mmmf insulation Walls- Brick, block, plaster, timber Floor- Concrete Door(s) & Frame(s)-Timber, metal Window(s) & Frame(s)- Metal, timber Stored items present restricting access to some areas		

Main Building > 1 > 001 - Landing > Location Notes

Building	Main Building	Level	1
Location	001 - Landing		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Carpet to timber Door(s) & Frame(s)- Timber		

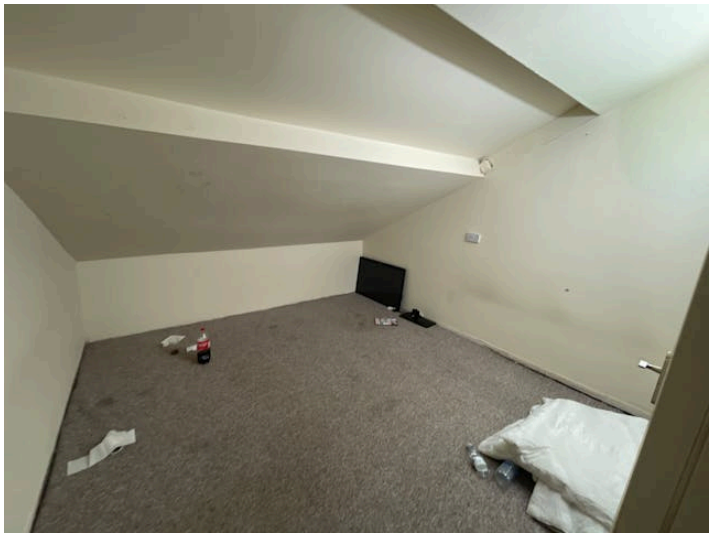
Main Building > 1 > 002 - Kitchen > Location Notes

Building	Main Building	Level	1
Location	002 - Kitchen		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Modern lino to timber Door(s) & Frame(s)- Timber Sink- Modern		

Main Building > 1 > 003 - Corridor > Location Notes

Building	Main Building	Level	1
Location	003 - Corridor		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Carpet to timber Door(s) & Frame(s)- Timber		

Main Building > 1 > 004 - Room > Location Notes

Building	Main Building	Level	1
Location	004 - Room		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Carpet to timber Door(s) & Frame(s)- Timber		

Main Building > 1 > 005 - WC > Location Notes

Building	Main Building	Level	1
Location	005 - WC		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Timber, masonry, plasterboard, brick Floor- Modern lino to timber Door(s) & Frame(s)- Timber Sink- Modern Wc and cistern- Modern Waste pipe- Plastic		

Main Building > 1 > 006 - Bathroom > Location Notes

Building	Main Building	Level	1
Location	006 - Bathroom		
			
Location Notes	Ceiling- Metal roof with timber joists, timber board, mmmf insulation False Ceiling- Upvc clad, timber, plasterboard, wood chip paper Walls- Ceramic tiles, masonry, plasterboard, brick Floor- Modern lino to timber Door(s) & Frame(s)- Timber WC and bath furniture- Modern		

Main Building > External > 999 - External > Location Notes

Building	Main Building	Level	External
Location	999 - External		
			
Location Notes	Roof- Metal profile sheeting, modern felt, concrete slab Shutters- Metal Panels behind shutter housing- Timber Canopy(ies)- Metal Rainwater goods- Metal, plastic Walls- Brick, render, mortar, block, timber Floor- Concrete Door/s & Frames- Timber, metal Window(s) & Frame(s)- Timber upvc		

Main Building > External > 999 - External > Location Notes

Building	Main Building	Level	External
Location	999 - External		
			
Location Notes	No access within room		
Access / Notes	No Access / Access restricted with obstruction		

Appendices

See following pages...

Types of Asbestos Survey

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

Management Surveys

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

Refurbishment and Demolition Surveys

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

Material Assessment Scores

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

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

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

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

Asbestos Materials

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

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

Asbestos Morphology

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

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