

ASBESTOS DEMOLITION SURVEY REPORT

Of

21 West Square,

Askeaton,

Co Limerick

On behalf of

Cuddy QS



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Stephenstown Industrial Estate,
Balbriggan, Co. Dublin
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Project Number
31637

DOCUMENT CONTROL

Client	Cuddy QS	
Project Title	31637 21 West Square, Askeaton, Co Limerick RDAS	
Document Title	Asbestos Demolition Report	
Report No.	31637	

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
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1. Executive summary
2. Scope of the project
3. General site and survey information
4. Conclusions and actions
5. Survey results

1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to planned demolition. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Asbestos containing materials were identified in the following areas:

- Cement tiles containing asbestos are present externally to the roof.
- Cement tile debris is present within the Attic and Rear Garden.
- Cement tile containing asbestos is present in the alcove next to the stove.

Prior to demolition these asbestos containing materials should be removed by a specialist contractor and disposed of as asbestos waste – There was no access to high level externals and limited access in the rear garden as this was overgrown.

The survey undertaken complies with the company's legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos removal works. The results of the risk assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections.

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THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

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

Further information on previous surveys should be sought from the client.

1.1.1 ABBREVIATIONS

Throughout the report the following terms and abbreviations may be used:

ACM	Asbestos containing material.
AND	Asbestos not detected.
MMMF	This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
MA	Material Assessment Score as defined in HSG264 relates to the friability of the product. It is used to indicate the level of risk posed by the product
AIB	Asbestos Insulating Board.
AC	Asbestos Cement
Chrysotile	Commonly known as white asbestos.
Amosite	Commonly known as brown asbestos.
Crocidolite	Commonly known as blue asbestos.
Amphibole	Generic name for all asbestos types, excluding Chrysotile.
BOHS	British Occupational Hygiene Society
UKAS	United Kingdom Accreditation Service

2 SCOPE OF WORK

2.1 GENERAL

The scope of the survey included;

OHSS were requested by Mr. Dave Cuddy of Cuddy QS to carry out an asbestos demolition survey of 21 West Square, Askeaton.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned demolition works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Constructions) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3 GENERAL SITE AND SURVEY INFORMATION

Client Details: Dave Cuddy

Client Address: Cuddy QS
Unit 20/21 Grove Island,
Limerick

Site Address: 21 West Square,
Askeaton,
Co Limerick

Commissioned By: Dave Cuddy

Surveyor: Robert Goddard

Staff Consulted during the survey Dave Cuddy & Ger O'Donovan

Date of Survey: 17th June 2022

Date of Report: 27th June 2022

Description of the Areas Surveyed: All accessible internal and external areas.

Excluded Areas: As per the clients requirements the following areas were not accessed;

Under floor slab, high level externals, limited access to rear garden.

Survey Methodology: On-site inspection bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory.

The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment has been made if possible. For similar/repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and assessment.

Bulk Samples are obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

- **Strongly presumed:** in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strong presumption' are:
 - where laboratory analysis has confirmed the presence of

asbestos in a similar construction material;

- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.
- **Presumed:** is the 'default' situation where a material is **presumed** to contain asbestos because there is insufficient evidence (eg no analysis) to confirm that it is asbestos free, or where a surveyor decides that it is easier under the planned management arrangements to presume certain materials contain asbestos. Many non-asbestos materials will also be presumed to contain asbestos using this system.

There is a further default situation where materials must be **presumed** to contain asbestos. **The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.**

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and a HSE have related the scores obtained in the materials assessment algorithms in HSG 264 to a number of risk categories that may be

used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during demolition.

4 CONCLUSIONS AND ACTIONS

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. **Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2006-2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.**

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010

4.1 DEMOLITION OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

1. Remove

Prior to demolition of the building or structure asbestos containing materials must be removed and disposed of by a competent contractor. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for re-occupation certificate must be obtained from a competent independent analyst prior to demolition of the structure in accordance with **Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.**

4.2 MATERIALS ASSESSMENT SCORING

4.2.1 ASBESTOS RISK ASSESSMENT

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to perform a risk assessment whenever they identify asbestos containing materials within the working environment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

4.2.2 ASBESTOS TYPE

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chrysotile the least.

4.2.3 SURFACE TREATMENT

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

4.2.4 FRIABILITY

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

4.2.5 CONDITION

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

4.3 CALCULATING RISK ASSESSMENTS

The Health and Safety Executive developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

4.3.1 MATERIAL ASSESSMENT ALGORITHM

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).

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When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description
10-12	High risk
7-9	Medium risk
5-6	Low risk
2-4	Very low risk

These are colour coded within our risk assessment as outlined above.

4.3.2 HSG264 MATERIAL ASSESSMENT TABLE

Sample Variable	Score	Example 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 insulation board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (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 boards, 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 or insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books

5 SURVEY RESULTS



Survey Results



Customer
Site
Survey Date
Valid Until
Commissioned by

Cuddy QS
 21 West Square
 17/6/2022
 17/6/2023
 Dave Cuddy

Type
Report Number
Surveyor
Review Date
Method

Demolition
 31637
 Robert Goddard
 17/6/2023
 WI-02 & WI-03



ACM REGISTER

The following areas were found to contain ACM's

Risk Assessment	453761	Location	RA:453761 21 West Square External - Rear Elevation Floor				
------------------------	--------	-----------------	--	--	--	--	--

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Cement	2 m2	High Damage	Asbestos Cement	Chrysotile		Strongly presumed	6	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	453759	Location	RA:453759 21 West Square Attic Floor				
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Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Cement	15 m2	Medium Damage	Asbestos Cement	Chrysotile	RGB20220617006	Sample Taken	5	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	453750	Location	RA:453750 21 West Square Kitchen Alcove next to Fireplace				
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Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Cement	1 m2	Low Damage	Asbestos Cement	Chrysotile		Strongly presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	453764	Location	RA:453764 21 West Square External Roof				
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Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Cement	40 m2	Low Damage	Asbestos Cement	Chrysotile		Strongly presumed	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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Client and Survey Details

Client :Cuddy QS
 Site :21 West Square
 Address :Askeaton
 Co. Limerick

Date of Survey : 17 Jun 2022
 Review Survey : 17 Jun 2023
 Surveyor : Robert Goddard
 Method : WI-02 & WI-03
 Report No. : 31637

Location Details

Building/Area : 21 West Square
 Room/Section : External - Rear Elevation
 Location : Floor
 Description : Cement Tiles Debris

Sample No. :
 Confirmation : Strongly presumed
 Access : Full Access
 Normal Use :

Material Risk Assessment 453761

	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product : Asbestos Cement	1	Medium Risk
Condition : High Damage	3	Low Risk
Surface Treatment : Asbestos Cement	1	Very Low Risk
Quantity : 2 m2		
Material Assessment Score :	6	Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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Client and Survey Details

Client :Cuddy QS
 Site :21 West Square
 Address :Askeaton
 Co. Limerick

Date of Survey : 17 Jun 2022
 Review Survey : 17 Jun 2023
 Surveyor : Robert Goddard
 Method : WI-02 & WI-03
 Report No. : 31637

Location Details

Building/Area : 21 West Square
 Room/Section : Attic
 Location : Floor
 Description : Cement Tiles Debris

Sample No. : RGB20220617006
 Confirmation : Sample Taken
 Access : Full Access
 Normal Use :

Material Risk Assessment 453759

	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product : Asbestos Cement	1	Medium Risk
Condition : Medium Damage	2	Low Risk
Surface Treatment : Asbestos Cement	1	Very Low Risk
Quantity : 15 m2		
Material Assessment Score :	5	Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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Site :21 West Square

Address :Askeaton

Co. Limerick

Date of Survey : 17 Jun 2022

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Surveyor : Robert Goddard

Method : WI-02 & WI-03

Report No. : 31637

Location Details

Building/Area : 21 West Square

Room/Section : Kitchen

Location : Alcove next to Fireplace

Description : Asbestos Cement Tile

Sample No. :

Confirmation : Strongly presumed

Access : Full Access

Normal Use :

Material Risk Assessment 453750

	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product : Asbestos Cement	1	Medium Risk
Condition : Low Damage	1	Low Risk
Surface Treatment : Asbestos Cement	1	Very Low Risk
Quantity : 1 m2		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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 Site :21 West Square
 Address :Askeaton
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Date of Survey : 17 Jun 2022
 Review Survey : 17 Jun 2023
 Surveyor : Robert Goddard
 Method : WI-02 & WI-03
 Report No. : 31637

Location Details

Building/Area : 21 West Square
 Room/Section : External
 Location : Roof
 Description : Cement Tiles

Sample No. :
 Confirmation : Strongly presumed
 Access : Full Access
 Normal Use :

Material Risk Assessment 453764

	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product : Asbestos Cement	1	Medium Risk
Condition : Low Damage	1	Low Risk
Surface Treatment : Asbestos Cement	1	Very Low Risk
Quantity : 40 m2		
Material Assessment Score :	4	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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Cuddy QS
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INCOMPLETE ACCESS REGISTER

The following areas could not be accessed and therefore in accordance with HSG264 should be presumed to contain ACM's.

Risk Assessment	453763	Location	RA:453763 21 West Square External - Outbuildings Limited access - Overgrown					
Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
--N\A--	--N\A--	--N\A--	--N\A--	Presumed ACM Present		Presumed	6	--N\A--

Risk Assessment	453765	Location	RA:453765 21 West Square External High Level Externals					
Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
--N\A--	--N\A--	--N\A--	--N\A--	Presumed ACM Present		Presumed	6	--N\A--

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 Report No. : 31637

Location Details

Building/Area : 21 West Square
 Room/Section : External - Outbuildings
 Location : Limited access - Overgrown
 Description :

Sample No. :
 Confirmation : Presumed
 Access : No Access
 Normal Use :

Material Risk Assessment 453763

	Score	Risk Rating
Asbestos Type : Presumed ACM Present	6	High Risk
Type Of Product : --N\A--	0	Medium Risk
Condition : --N\A--	0	Low Risk
Surface Treatment : --N\A--	0	Very Low Risk
Quantity : --N\A--		
Material Assessment Score :	6	Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph



Recommendations and Notes

--N\A--

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Location Details

Building/Area : 21 West Square
 Room/Section : External
 Location : High Level Externals
 Description :

Sample No. :
 Confirmation : Presumed
 Access : No Access
 Normal Use :

Material Risk Assessment 453765

	Score	Risk Rating
Asbestos Type : Presumed ACM Present	6	High Risk
Type Of Product : --N\A--	0	Medium Risk
Condition : --N\A--	0	Low Risk
Surface Treatment : --N\A--	0	Very Low Risk
Quantity : --N\A--		
Material Assessment Score :	6	Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
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Totals		

Photograph



Recommendations and Notes

--N\A--

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Customer Site
Survey Date
Valid Until
Commissioned by

Cuddy QS
 21 West Square
 17/6/2022
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 Dave Cuddy

Type
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Surveyor
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Demolition
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 17/6/2023
 WI-02 & WI-03



AREAS INSPECTED

Area(s) inspected during the survey where no ACM's were identified.

Risk Assessment	453751	Location	RA:453751 21 West Square Landing All Walls, Floor and Ceiling
Risk Assessment	453752	Location	RA:453752 21 West Square Bathroom All Walls, Floor and Ceiling
Risk Assessment	453753	Location	RA:453753 21 West Square Bathroom Toilet Seat
Risk Assessment	453754	Location	RA:453754 21 West Square Hot Press All Walls, Floor and Ceiling
Risk Assessment	453755	Location	RA:453755 21 West Square Hot Press Immersion Heater
Risk Assessment	453756	Location	RA:453756 21 West Square Bedroom All Walls, Floor and Ceiling
Risk Assessment	453757	Location	RA:453757 21 West Square Bedroom All Walls, Floor and Ceiling
Risk Assessment	453758	Location	RA:453758 21 West Square Attic All Walls and Roof
Risk Assessment	453760	Location	RA:453760 21 West Square External Flat Roof
Risk Assessment	453762	Location	RA:453762 21 West Square External - Outbuildings All Walls, Floor and Roofs
Risk Assessment	453744	Location	RA:453744 21 West Square Hall All Walls and Ceiling
Risk Assessment	453745	Location	RA:453745 21 West Square Hall Floor
Risk Assessment	453746	Location	RA:453746 21 West Square Sitting Room Floor
Risk Assessment	453747	Location	RA:453747 21 West Square Sitting Room All Walls and Ceiling
Risk Assessment	453748	Location	RA:453748 21 West Square Stair Cupboard All Walls, Floor and Ceiling
Risk Assessment	453749	Location	RA:453749 21 West Square Kitchen All Walls, Floor and Ceiling

**Materials Risk Assessment
DEMOLITION Survey
in accordance with HSG264**

Unit 2BEaT Centre, Stephenstown Industrial Estate, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey Details

Client : Cuddy QS	Date of Survey : 17 Jun 2022
Site : 21 West Square	Review Survey : 17 Jun 2023
Address : Askeaton	Surveyor : Robert Goddard
Co. Limerick	Method : WI-02 & WI-03
	Report No. : 31637

Location Details 453751 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Landing
 Location : All Walls, Floor and Ceiling
 Description : Solid, Wood and Plasterboard
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



Location Details 453752 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Bathroom
 Location : All Walls, Floor and Ceiling
 Description : Solid, Wood and Plasterboard
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



Location Details 453753 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Bathroom
 Location : Toilet Seat
 Description : Bakelite
 Sample No. : RGB20220617004
 Confirmation : Sample Taken
 Access : Full Access
 Normal Use :
 Recommendations :



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Location Details 453754 No Asbestos Found

Building/Area : 21 West Square
Room/Section : Hot Press
Location : All Walls, Floor and Ceiling
Description : Solid, Wood and Plasterboard
Sample No. :
Confirmation : --N\A--
Access : Full Access
Normal Use :
Recommendations :



Location Details 453755 No Asbestos Found

Building/Area : 21 West Square
Room/Section : Hot Press
Location : Immersion Heater
Description : Compressed Gasket
Sample No. : RGB20220617005
Confirmation : Sample Taken
Access : Full Access
Normal Use :
Recommendations :



Location Details 453756 No Asbestos Found

Building/Area : 21 West Square
Room/Section : Bedroom
Location : All Walls, Floor and Ceiling
Description : Solid, Wood and Plasterboard
Sample No. :
Confirmation : --N\A--
Access : Full Access
Normal Use :
Recommendations :



Materials Risk Assessment

DEMOLITION Survey

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Co. Limerick	Method : WI-02 & WI-03
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Location Details 453757 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Bedroom
 Location : All Walls, Floor and Ceiling
 Description : Solid, Wood and Plasterboard
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



Location Details 453758 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Attic
 Location : All Walls and Roof
 Description : Solid, Plaster and Modern Felt
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



Location Details 453760 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : External
 Location : Flat Roof
 Description : Felt and Bitumen
 Sample No. : RGB20220617007
 Confirmation : Sample Taken
 Access : Full Access
 Normal Use :
 Recommendations :



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Co. Limerick	Method : WI-02 & WI-03
	Report No. : 31637

Location Details 453762 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : External - Outbuildings
 Location : All Walls, Floor and Roofs
 Description : Solid and Metal
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



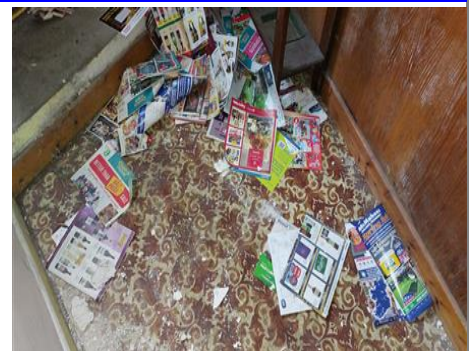
Location Details 453744 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Hall
 Location : All Walls and Ceiling
 Description : Solid and Plasterboard
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



Location Details 453745 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Hall
 Location : Floor
 Description : Vinyl
 Sample No. : RGB20220617003
 Confirmation : Sample Taken
 Access : Full Access
 Normal Use :
 Recommendations :



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Co. Limerick	Method : WI-02 & WI-03
	Report No. : 31637

Location Details 453746 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Sitting Room
 Location : Floor
 Description : Vinyl
 Sample No. :
 Confirmation : Strongly presumed
 Access : Full Access
 Normal Use :
 Recommendations :



Location Details 453747 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Sitting Room
 Location : All Walls and Ceiling
 Description : Solid and Plasterboard
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



Location Details 453748 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Stair Cupboard
 Location : All Walls, Floor and Ceiling
 Description : Solid and Plasterboard
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



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Co. Limerick	Method : WI-02 & WI-03
	Report No. : 31637

Location Details 453749 No Asbestos Found

Building/Area : 21 West Square
 Room/Section : Kitchen
 Location : All Walls, Floor and Ceiling
 Description : Solid and Plasterboard
 Sample No. :
 Confirmation : --N\A--
 Access : Full Access
 Normal Use :
 Recommendations :



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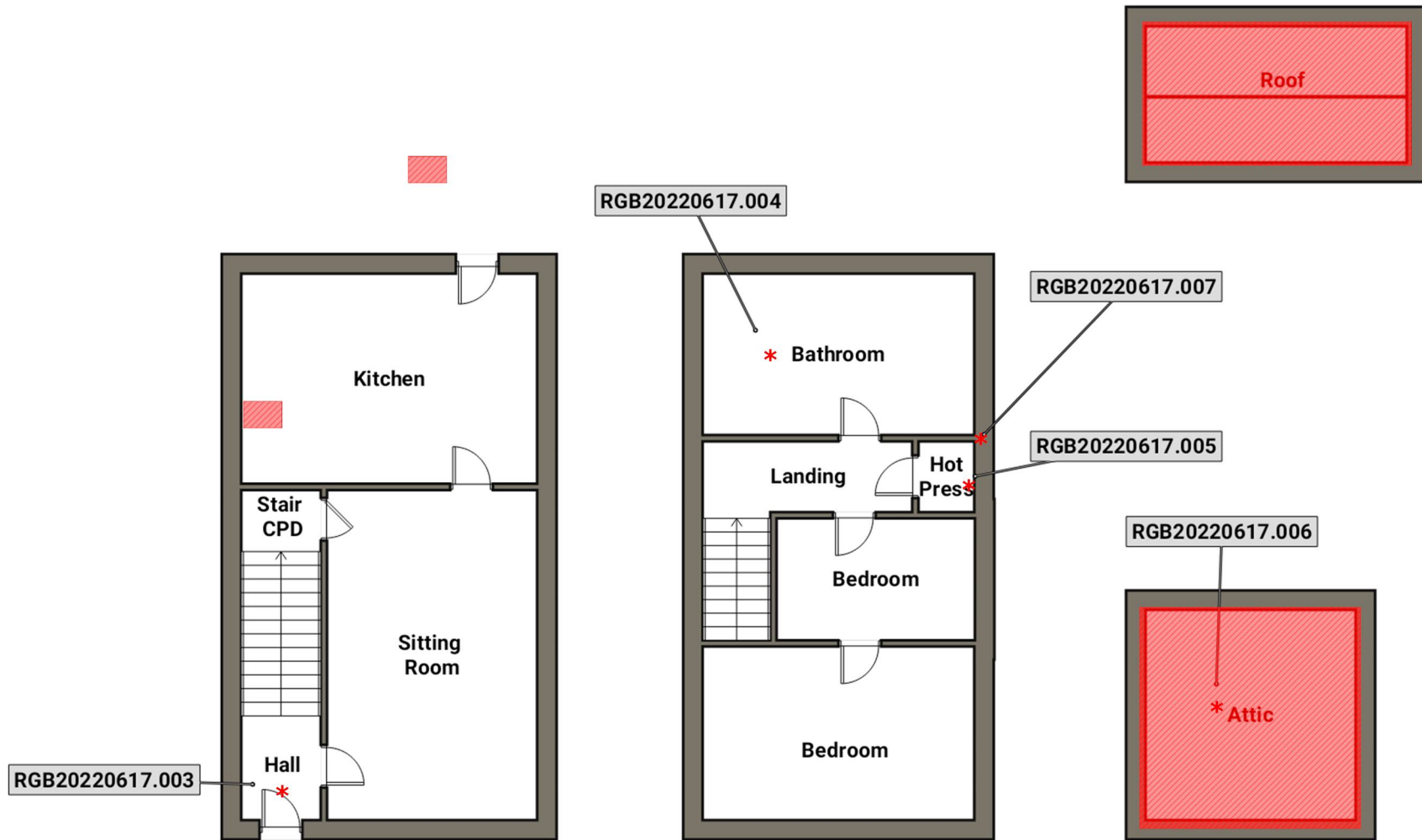
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Sample Analysis



Drawings



Drawing Legend		Drawing Revisions			Date	Scale	Project Number	21 West Square Askeaton Co Limerick	 QMF 139 Rev 1
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev #	Revision Description	Date	31637		
Sample Point Location	*	No Access Under Fixed Floor Coverings Investigate Prior To Disturbance					Drawn By		
							Robert Goddard		
						27/06/2022	This drawing is for illustration purposes only		
							1 of 1		