

Pendre, 41 Pendre Gardens, Brecon.				Survey Type >			Update Asbestos Survey			Initial Survey Date(s) >							03/09/2015					
5575AS130				Register Type >			Final			Risk ratings							Management Action					
Report Section	Extrapolated from Site Ref	UPRN (if applicable)	Lab Ref	Site Ref	Area or room	Position	Component description	Material	Asbestos ID	Extent / approx quantity	** Accessibility	** Damage	** Surface treatment	Asbestos type (1 = Chrysotile, 2 = Amosite, 3 = Crocidolite)	Total Material Risk rating "A"	Total Priority Risk rating "B" - Score breakdown available on request	Total Risk Rating "A+B"	 Recommendation	Last date ACM inspected	Last date ACM modified	Note	Licensed work?
A			NGAR5 803-1	5575AS13 0-001	All rooms	Ceilings	'Artex' - 'Stipple'	Textured coatings & joint compound	Positive asbestos sample	120SM	1	0	1	1	3	4	7	Record, manage & monitor	26/11/25		Utility room ceiling over door to kitchen plasterboard with artex is bowing due to water	No*
E				5575AS13 0-008	Roof	Behind uPVC coverings to soffits	No access	NA (no access)	No access (Presumption)	NA	NA	NA	NA	NA	NA	NA	NA	Re-evaluate if access obtained	26/11/25		uPVC Covering	
E				5575AS13 0-009	Roof	Gable ends to undercloak to verge	No access	NA (no access)	No access (Presumption)	NA	NA	NA	NA	NA	NA	NA	NA	Re-evaluate if access obtained	26/11/25		Covered with plastic	
G			NGAR5 803-2	5575AS13 0-006	Roof space	Under roof covering	Sarking felt	Bitumen roofing felts	Negative asbestos sample	150SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	03/09/15			
G			NGAR5 803-3	5575AS13 0-007	Porch roof	Roof covering	Felt	Bitumen roofing felts	Negative asbestos sample	6SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	03/09/15			
G			NGAR5 803-4	5575AS13 0-010	Garage	To outside of window	Mastic	Bitumen mastic & putty	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	03/09/15			
H				5575AS13 0-002	Bathroom	Floor	Grey sheet vinyl flooring	PVC vinyl floor tiles & unbacked PVC flooring	Discounted material (not sampled)	4SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	03/09/15			
H				5575AS13 0-003	Kitchen	Floor	Dark grey sheet vinyl flooring	PVC vinyl floor tiles & unbacked PVC flooring	Discounted material (not sampled)	12SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	03/09/15			
H				5575AS13 0-004	Dining room	Floor	No access	NA (no access)	Discounted material (not sampled)	11SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	26/11/25		Formerly no access.	
H				5575AS13 0-005	Kitchen	Wall mounted boiler	Gaskets	Textiles - Gaskets & washers	Discounted material (not sampled)	1No	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	03/09/15		Worcester boiler, new boiler installed October 2012.	

* risk assessment required prior to work.

Where 'Carry Out Repairs', 'Seal', 'Encapsulate' or 'Enclose' is recommended, it is implicit that the ACM is also classified as 'Record, Manage and Monitor'.