

Nikelmon Services Ltd

Asbestos Management Survey for

Steele Davis Ltd

at

11 Maes Trisant
Green Homes, Talbot Green
Pontyclun Rhondda
Cynon Taf
Wales
CF72 8RQ



Nikelmon Services Ltd

Names and Addresses

Client Name:

Steele Davis Ltd

Unit 18
Devizes Trade Centre
Devizes
Wiltshire
SN10 2EH

Contact: Michael Gingell

Phone: 01380 728738 Fax: 01380 729580

Instructing Party:

Steele Davis Ltd

Unit 18
Devizes Trade Centre
Devizes
Wiltshire
SN10 2EH

Contact: Colin Smith

Phone: 01380 728738 Fax: 01380 729580

Site Full Name:

11 Maes Trisant

Green Homes, Talbot Green
Pontyclun Rhondda
Cynon Taf
Wales
CF72 8RQ

Contact: Colin Smith

Phone: Fax:

Report Author:

Nikelmon Services Ltd

43 Alicia Avenue
Wickford
Essex
SS11 8PH

Contact: Paul Couzens
Director

Phone: 01268 683330 Fax:

Nikelmon Services Ltd	Project Number:	20230314-LG01-MS
	Survey Date:	14 March 2023
	Printed On:	28 March 2023
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SECTION ONE

EXECUTIVE SUMMARY

Nikelmon Services Ltd

Executive Summary

General Information:

Nikelmon Services Ltd were instructed by Steele Davis Ltd to carry out an Asbestos Management Survey to inspect for the presence of asbestos containing materials (ACMs) at the following site:

11 Maes Trisant
Green Homes, Talbot Green
Pontyclun Rhondda
Cynon Taf
Wales
CF72 8RQ

(See below for full list of areas inspected and refer to summary for full description).

The building is a ground floor flat and was constructed circa 1980's and is of brick and tile construction.

The survey was carried out on 14th and 22nd March 2023 by Lenny Gillmore.

Area	Comments	Accessed
Ground Floor - Lounge	No sample taken, no asbestos materials present.	Yes
Ground Floor - Lounge Cupboard	No sample taken, no asbestos materials present.	Yes
Ground Floor - Bedroom	Sample taken, no asbestos materials present.	Yes
Ground Floor - Hall	No sample taken, no asbestos materials present.	Yes
Ground Floor - Shower Room	No sample taken, no asbestos materials present.	Yes
Ground Floor - Kitchen	No sample taken, no asbestos materials present.	Yes

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SECTION TWO

SURVEY SUMMARY

Survey Summary

- 1 Ground Floor - Lounge
Solid ceiling.
Solid walls.
Carpet over cork over a solid floor.
- Ground Floor - Lounge Cupboard
Solid ceiling.
Solid walls.
Cork over a solid floor.
- Ground Floor - Bedroom
Solid ceiling.
Solid walls.
Lino over cork over a solid floor.
Bedroom Alcove - Non-Asbestos Bitumen to a solid floor.
- Ground Floor - Hall
Solid ceiling.
Solid walls.
Cork over a solid floor.
- Ground Floor - Shower Room
Solid ceiling.
Solid walls.
Non slip vinyl over a solid floor.
Timber boxing housing services.
- Ground Floor - Kitchen
Solid ceiling.
Solid walls.
Non slip vinyl over a solid floor.
Timber boxing above cooker housing extract vent.
Modern bitumen pad beneath sink.

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SECTION THREE

SURVEY TECHNIQUES

Survey Techniques

- 1 All rooms and areas were surveyed for suspected asbestos containing materials. Where necessary, representative samples were taken to confirm or refute the surveyor's judgement.
- If ceiling tiles were present, these were sporadically removed where possible. Thus allowing access above to investigate the presence of asbestos containing materials.
- If any access points and hatches were present, they were opened to investigate the presence of asbestos containing materials.
- If any service ducts or risers were present, they were accessed where possible to investigate the presence of asbestos containing materials.
- If any floor coverings were present, such as carpets, they were lifted where possible to investigate the presence of asbestos containing materials.
- If any lofts, roof voids, etc were present, they were accessed where possible to investigate the presence of asbestos containing materials.
- If any lift shafts were present, they were accessed where possible to investigate the presence of asbestos containing materials.
- If any undercrofts were present, they were accessed where possible to investigate the presence of asbestos containing materials.
- If any equipment and machinery were present, they were accessed where possible to investigate the presence of asbestos containing materials.
- Where necessary, representative samples were collected from each type of suspected asbestos containing material. Each sample was submitted to our in house UKAS accredited laboratory and analysed for the presence of asbestos content to confirm or refute the surveyor's judgement.
- Similar homogeneous materials that were used in the same way in the building were either sampled or strongly presumed to contain asbestos content. Less homogeneous materials required a greater number of samples.
- The number of samples taken during the survey was sufficient for the surveyor to make an assessment of whether asbestos is or is not present.
- Any materials of a similar type would have been representatively sampled. It was assumed that surfaces, which were identical to a sampled location, were of a similar composition.
- Colour photographs were taken of all sampled or visually inspected locations which were suspected to contain asbestos, unless otherwise instructed by the client.
- This survey was undertaken in accordance with the guidelines which are set out in the HSE publication HSG 264 (The Survey Guide) and our in house documented methods.
- If any samples were taken, they were delivered to a UKAS accredited laboratory where analysis was carried out using stereo-microscopy, polarised light microscopy and dispersion staining which are set out in the HSE publication HSG 248 (The Analyst Guide)

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SECTION FOUR

SURVEY OBJECTIVES

Survey Objectives

- 1 The objective was to undertake a management survey at this ground floor flat of all buildings, rooms and areas within the scope of the survey which are listed in the executive summary (section 1) of this report.

This management survey was carried out to ascertain the presence of ACM's (Asbestos Containing Materials) as instructed by Colin Smith of Steele Davis Ltd.

The purpose of this management survey was to locate, as far as reasonably practicable, the presence and extent of any suspected ACM's in the buildings which are included within the scope of this survey. All suspected ACM's were inspected and a material assessment for each individual sample taken or each presumed inspection was carried out based on the main four factors which contribute to the release of asbestos fibres if the materials are disturbed or damaged. Highlighting the requirement for urgent action to be taken to reduce the risk of exposure to asbestos fibres.

Representative samples were collected from each type of suspected ACM. Each sample was submitted to a UKAS (United Kingdom Accreditation Service) accredited laboratory and analysed for the presence of asbestos content to confirm or refute the surveyor's judgement.

Similar homogeneous materials that were used in the same way in the building were either sampled or strongly presumed to contain asbestos content.

Less homogeneous materials required a greater number of samples.

The number of samples taken during this management survey was sufficient for the surveyor to make an assessment of whether asbestos is or is not present.

All buildings, rooms and areas listed in the executive summary (section 1 of this report) were accessed and inspected as far as was reasonably practicable (e.g. under floor coverings, above false ceilings, ceiling voids, lofts, inside service risers, inside service ducts, lift shafts, basements, cellars, underground rooms and undercrofts, this list is not exhaustive)

This management survey has recorded the condition of the ceiling voids, investigated the nature and the condition of existing pipe work insulation and investigated the nature of boarded materials as far as was reasonably practicable for the presence of ACM's.

The purpose of this management survey was to produce a management survey report to identify areas of known or presumed ACM's.

This management survey report provides the basic information from which an effective asbestos management plan can be instigated.

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SECTION FIVE

SURVEY RECOMMENDATIONS

Survey Recommendations

- 1 The recommendations detailed in the register in the 'Material Assessment Photo' (Section 8) are based on each item's potential for releasing fibres as described in the Health and Safety Executive guidelines (HSG264).

A quantifiable assessment of the risk of fibre release has been made by using an algorithm which takes into account all factors relevant to the item. Recommendation will then normally involve removal, encapsulation or management as described below.

A. Removal of items vulnerable to damage or in such poor condition, that the removal is the only practical option, or where refurbishment or demolition work is planned whereby the work will affect the asbestos materials present and render removal necessary.

B. Enclosure or encapsulation where the material is in poor condition or is vulnerable to damage.

C. Management of the asbestos material present by labelling, registering and monitoring as necessary.

Definition of terms;

1. Enclosure: Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged.

2. Encapsulation: Provision of paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release.

3. Labelling: Fixing of labels to the surface of the material to warn of the hazard.

4. Registering: Entering the details, including type, locations and extent in a register which is brought to the attention of all persons who might plan or undertake works in the building.

5. Monitoring: Periodic inspection of the material at defined intervals to check that its condition hasn't deteriorated to require enclosure, encapsulation or removal.

6. Repair: Addition of a seal to the material to prevent the further deterioration of the material carried out in conjunction with labelling.

7. Removal: Complete removal of a material in compliance with CAR 2012.

8. Manage in place: A policy of regular inspections to ensure that the ACM is maintained in good condition.

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SECTION SIX

SURVEY CAVEAT

Survey Caveat

1 This survey report has been produced as a result of a management survey at this property at the clients request.

The management survey was based upon non-destructive, non intrusive inspections of all rooms and areas within the scope of the management survey. Please be aware that it is known that asbestos containing materials are frequently concealed within the fabric of buildings, within sealed voids, ducts and cavities. For this reason Nikelmon Services Ltd cannot give complete assurance that all asbestos containing materials have been found during the management survey.

Throughout the management survey, efforts were made, as far as reasonably practicable, to identify the presence of all asbestos containing materials within the scope of the management survey. None other than those detailed in this survey report were identified. It must always remain a possibility that further asbestos containing materials may be found during other more intrusive works or activities.

Throughout the survey, damage to the décor and structure of the property was kept to a minimum as far as reasonably practicable.

Throughout the survey all reasonable efforts were made to identify the presence of all asbestos containing materials within the scope of this survey.

Please be aware that it is known that asbestos containing materials are frequently concealed within the fabric of buildings, within sealed voids, ducts and cavities. For this reason Nikelmon Services Ltd cannot give complete assurance that all asbestos containing materials have been found during the survey. Therefore Nikelmon Services Ltd cannot give complete assurance that all asbestos containing materials have been identified and may need to re-visit site during any refurbishment or demolition works. This will require an additional instruction.

If asbestos containing materials have been identified or presumed, it is possible that future deterioration of materials may cause contamination to localised areas. The presence or extent of any such contamination cannot always be visually identified or assessed without the use of airborne fibre monitoring, swab or dust sampling techniques etc. This type of exercise requires a separate instruction and site visit.

Any visible dust and debris which was suspected to contain asbestos fibres at the time the survey was undertaken would have been sampled and recorded.

We recommend that any suspected asbestos containing materials which are uncovered or found during further intrusive works or activities, which are not recorded in this survey report, or found within the areas outside the scope of this survey are sampled and analysed by a specialist UKAS accredited laboratory. Work must not continue until a result is obtained, and appropriate action is taken.

Any materials of a similar type would have been representatively sampled. It was assumed that surfaces, which were identical to a sampled location, were of a similar composition.

Any persons who undertakes works within the building(s) must be informed of the presence of identified or suspected asbestos containing materials. This briefing also needs to apply to any person associated with this site, including staff, sub-contractors and others.

If any asbestos containing materials were identified during this survey, we recommend that they are labelled with approved asbestos warning labels (A labels) to prevent accidental damage. Labelling must be sufficient for the extent of the asbestos containing materials identified or suspected.

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Nikelson Services Ltd

Survey Caveat

If any future refurbishment or demolition works are planned, which may disturb or damage any identified or suspected asbestos containing materials identified in this survey report. These should be either suitably treated or removed.

Under no circumstances must any work with asbestos containing materials be undertaken without an adequate assessment and a full understanding of the Control of Asbestos Regulations 2012.

This survey report has been written with reference to the various Guidance Notes etc, which were current on the date when this survey was produced.

This survey report can be used as a management tool for any identified or suspected asbestos containing materials. Any later discoveries of asbestos containing materials should be added to this report, assisting in the continued suitability of your asbestos management plan.

If any samples have been taken from floor coverings, they may include an adhesive as part of the sample. It is known that some proprietary brands of adhesive often have an asbestos content and this will be included as an integral part of the bulk sample submitted for analysis.

If any samples have been taken from any bitumen based products, they may include an adhesive as part of the sample. It is known that some proprietary brands of adhesive often have an asbestos content and this will be included as an integral part of the bulk sample submitted for analysis.

No air monitoring was undertaken throughout the duration of the survey, unless specified by the client. Therefore care was taken not to cause disturbance of any asbestos containing materials.

If use has been made of both asbestos and non-asbestos materials in close proximity of one another, caution must always be adopted when disturbing areas of mixed materials, and all should be treated as asbestos containing materials.

If any rooms or areas within the scope of this survey were inaccessible, these would have been recorded in the excluded areas section of this report.

Loft spaces, if present, were only surveyed from the access hatch, unless crawl boards were in situ. It must therefore be assumed that asbestos containing materials could be located beneath any loft insulation or hidden from view; until such times that full access has been achieved.

If any live electrical equipment and installations were present, they would not have been inspected. Only electrical equipment and installations that were isolated at the time of the survey would have been inspected.

If any fire doors were present, they were not inspected internally for reasons of safety, as this would have entailed testing procedures which would damage and weaken the integrity of the fire doors. It is known that some fire doors contain a sandwiched layer of asbestos boarding in their structure.

If this building contained any lifts, the lift motor brake shoes may contain asbestos fibres in their structure, these would not have been sampled for reasons of safety, sampling would have entailed testing procedures which would damage and weaken the integrity of the brake shoes.

If this building contained any escalators or moving walkways, inspection panels could not be removed without engineering attendance. It is often common with this type of equipment, that the inspection panels are lined with asbestos boarding. Until such times that these can be investigated further, you must presume the equipment to contain asbestos containing materials.

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Survey Caveat

The drawings/site plans within this survey report are not to scale and are illustrative only to indicate approximate locations of any identified or suspected asbestos containing materials.

All the recommendations described in this survey report are standardised and based upon material assessment algorithms for each individual sample or inspection. The assessments take into account the product, location, condition and asbestos type; this is used to generate the associated risk. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, could require amendments based on local knowledge, legislation changes or changes in use of an area or other criteria.

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SECTION SEVEN

SURVEY NOTES

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Survey Notes

- 1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.
- 2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- 3 This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.
- 4 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material.
- 5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
- 6 The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes
- 7 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.
- 8 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except in the odd occasion where hatches were available.
- 9

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SECTION EIGHT

EXCLUDED AREAS

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Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

- 1 There were no excluded areas when this survey was undertaken.

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SECTION NINE

MATERIAL ASSESSMENT (PHOTO)

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Material Assessment (Photo)

Sorted by: Location ID

Site Address:

11 Maes Trisant, Green Homes, Talbot Green, Pontyclun
Rhondda, Cynon Taf, Wales, CF72 8RQ

Client Name:

Steele Davis Ltd

Project Number:

20230314-LG01-MS

Location ID:	4845	Survey Type:	MS
Location Ref:	01	Product Type:	NADIS
Product:	Bitumen adhesive	Damage:	NADIS
Area:	Ground floor flat	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Bedroom	Identification:	Identified
Surveyor Name:	Lenny Gillmore	Quantity:	1m ²
Drawing Ref:	20230314-LG01-MS		
Asbestos ?	No		
Date:	22 March 2023		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Non-Asbestos Bitumen in Bedroom Alcove (on a solid floor)

SECTION TEN

MATERIAL ASSESSMENT: SUMMARY BY AREA

Material Assessment: Summary by Area

Site Name: 11 Maes Trisant

Area: Ground floor flat

Project Number: 20230314-LG01-MS

Sample Date	Location Ref	Location ID	Drawing Reference	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
22/03/23	01	4845	20230314-LG01-MS	Ground floor	Bedroom	NADIS	Bitumen adhesive	0	NADIS	N/A	Non-Asbestos Bitumen in Bedroom Alcove (on a solid floor)	No Action Required	MS



SECTION ELEVEN

ASBESTOS REGISTER

Asbestos Register

Site Name: 11 Maes Trisant

Project Number: 20230314-LG01-MS

Location	Product type and name	Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
No Asbestos Found											

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



SECTION TWELVE

MATERIAL ASSESSMENT HISTORY

Material Assessment History

Site Name11 Maes Trisant

Project Number20230314-LG01-MS

Sample Date	Location Ref	Location ID	Area	Floor	Room	Component	Asbestos Type	Material Risk Score	Comments	Action	Survey Type
22/03/23	01	4845	Ground floor flat	Ground floor	Bedroom	NADIS	NADIS	0	Non-Asbestos Bitumen in Bedroom Alcove (on a solid floor)	No Action Required	MS
1x Inspection(s) for Sample Number: 01											



SECTION THIRTEEN

SURVEY DRAWINGS


Flat Ground Floor

NON-asbestos bitumen
floor adhesive

01



NOTE
There was no asbestos containing materials
identified or presumed in this asbestos management
survey of the property

Client Name	Steele Davis Ltd	Sample / Inspection Location	00	Drawing created by:
Site Address	11 Maes Trisant, Green Lane, CF72 8RQ	Referral to Sample or Inspection location	R 00	
Reference Number	20230314-LG01-MS	Out of scope of survey.	00	
Date of Survey/Inspection	14th & 22nd March 2023	Asbestos identified or presumed	00	
Surveyors	Lenny Gillmore	Inaccessible area	00	
UPRN	N/A			
Drawing 1 of 1				

SECTION FOURTEEN

BULK IDENTIFICATION REPORT



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
EMERGENCY

Client:	NIKELMON SERVICES LTD
Address:	43 ALICIA AVENUE SHOTGATE, WICKFORD ESSEX, SS11 8PH
Attention:	SHARON
Site Address:	11 MAES TRISANT GREEN LANE TALBOT GREEN WALES
Date sample taken:	22/03/23
Date sample received:	27/03/23
Date of Analysis:	27/03/23

Analysis Report No.	SCO/23/7477
Report Date.	27/03/23
Site Ref No.	20230322-LG01
Page No:	1 Of 1
No. of Samples:	1
Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	01	GROUND FLOOR – BEDROOM – BITUMEN ADHESIVE TO FLOOR	NADIS

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S GIDDINGS	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM