

Specific areas - 57 Greenfield Avenue, Glyncoch, Pontypridd.				Survey Type >		Refurbishment		Initial Survey Date(s) >							04/07/2023							
2220AS54A				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"		Last date ACM inspected	Last date ACM modified	Note	Licensed work?
E				2220AS54 A-003	Kitchen and bathroom	Under floor screed	NA	NA (no access)	No access (Presumption)	NA	NA	NA	NA	NA	NA	NA	NA	Re-evaluate if access obtained	04/07/23		Surveyor could not access beneath screed.	
E				2220AS54 A-006	Kitchen	Within vertical boxing	NA	NA (no access)	No access (Presumption)	NA	NA	NA	NA	NA	NA	NA	NA	Re-evaluate if access obtained	04/07/23		No access within boxing, extensive damage would be needed in order to look within. Boxing is timber.	
H				2220AS54 A-002	Kitchen and bathroom	Floor coverings	Red sheet vinyl flooring	PVC vinyl floor tiles & unbacked PVC flooring	Discounted material (not sampled)	10SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	04/07/23			
H				2220AS54 A-004	Kitchen	Under sink and drainer	Bitumen pads	Bitumen coatings on metal	Discounted material (not sampled)	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	04/07/23			
H				2220AS54 A-005	Kitchen	Within vaillant boiler	Gaskets	Textiles - Gaskets & washers	Discounted material (not sampled)	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	04/07/23			
I		00005/B553-3		2220AS54 A-001	Kitchen and bathroom	Ceilings	'Artex' - 'Stipple'	Textured coatings & joint compound	Removed	10SM	NA	0	1	1	3	NA	NA	Remove	14/08/23	14/08/23	Kitchen and bathroom has been removed by PHH August 2023	No*

* 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'.