

Asbestos Demolition Survey

Address: Te Pua Rd Paua

Samples taken: 14-02-2019.
Issued date: 19-02.2019



SITE INFORMATION

Document:

Asbestos Demolition Survey

Site address	Te Pua Rd Paua	
Date of survey	14 .02 .2019.	
Contact info	Contact name	Josh Barry
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	Phone	021 586 978
Prepared By	Contact name	Thomas Waterer - Momentum Services Assisted by Josh Barry
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Disclaimer:

- This is an Asbestos Survey for the proposed demolition of the building it has been undertaken to identify Asbestos which may be disturbed during the upcoming Demolition.
- Before any major demolition works all Asbestos containing materials need to be removed.
- Regulation 12 of the Health and Safety at Work Asbestos Regulation 2016 states that "A PCBU with management or control of a workplace must ensure that the presence and location of asbestos or ACM identified (and in a way that complies with the requirements of any application any applicable safe work instrument) IE: the identified materials should be labeled, or their presence indicated by another satisfactory method.

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EXECUTIVE SUMMARY

Momentum Services was commissioned to conduct an Asbestos Demolition Survey for the **Far North District Council** of the Fertilizer shed structure at **Te Pua Rd Paua**.

This type of Survey is to assist the client by locating and describing, as far as reasonably practicable, all ACM's detailed within the scope of works described above.

It provides enough information for the recording of the locations of Asbestos containing materials – in accordance with New Zealand Safety at Work (Asbestos) regulations Sections 9 through 12.

The purpose of the Survey is to identify as far as practicable, all Asbestos Containing Materials (ACM) present within the buildings structure, in order that the client can manage, remediate or remove items that may present a risk to health.

As a general principle the aim of any Asbestos survey is to provide the PCBU a report that will, as far as is reasonably practicable, locate and report on all the ACM's present within the scope of works, so that risks can be assessed and managed (Section 13 Asbestos regulations).

The Survey was carried out in accordance with Momentum procedures, which are based on the UK HSE (Health & Safety Executive) Guidance document HSG 264 'The Survey Guide' Tabled within this report.

Sample analysis results

Te Pua Rd							
Location	Sample ID	Material	Description	Risk Rating	Condition	Recommendation	Image no
Debris in shed	1 - 001	Cement Sheet	Bulk Sample	6	Poor	An Asbestos Removal Control Plan needs to be developed and implemented by a suitably Qualified contractor.	001
Debris in shed	2 - 002	Cement Sheet	Bulk Sample	6	Poor	An Asbestos Removal Control Plan needs to be developed and implemented by a suitably Qualified contractor.	002
Roofing Sheet	3 - 003	Cement Sheet	Bulk Sample	6	Poor	An Asbestos Removal Control Plan needs to be developed and implemented by a suitably Qualified contractor.	003
Cladding	4 - 004	Cement Sheet	Bulk Sample	6	Poor	An Asbestos Removal Control Plan needs to be developed and implemented by a suitably Qualified contractor.	003

Te Pua Rd Soil							
Location	Sample ID	Material	Description	Risk Rating	Condition	Recommendation	Image no
Western Wall	1 - 00S	Soil	Bulk Sample	0	Poor	N/A	S01
Northern Wall	2 - 00S	Soil	Bulk Sample	0	Poor	N/A	S02
East Wall	3 - 00S	Soil	Bulk Sample	0	Poor	N/A	S03
In shed	4 - 00S	Soil	Bulk Sample	6	Poor	An Asbestos Removal Control Plan needs to be developed and implemented by a suitably Qualified contractor.	S04



PO Box 11156
Ellerslie, Auckland, 1051
New Zealand

CERTIFICATE OF ANALYSIS

Asbestos Identification

Certificate No: 19-0824-001

Client:	Momentum Services	Date Sampled:	14/02/2019
Client Contact:	Tom Waterer	Date Received:	14/02/2019
Telephone:	021953266	Date Analysed:	14/02/2019
Email:	Tom.momentum@xtra.co.nz	Order No.:	Not Supplied
Address:	117 Mellons Bay Road Howick, Auckland 2016	Sampled By:	As Received
Site:	Paua Fertiliser Shed		

Test Method:

Qualitative identification of asbestos types in bulk samples at PROLABS Laboratory by polarised light microscopy, including dispersion staining techniques using PROLABS in-house method ID-1, AS4964 (2004). The results contained within this report relate only to the sample(s) submitted for testing. PROLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	Sample 2	Debris in shed	Fibre Cement	15 x 3	CHR, AMO	Yes
002	Sample 3	Roofing sheet	Fibre Cement	10 x 7	CHR, AMO	Yes
003	Sample 4	Cladding	Fibre Cement	6 x 8	CHR, AMO	Yes
004	Sample 1	Debris in shed	Fibre Cement	8 x 5	CHR, AMO	Yes

Fibre Identification Legend

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NFD	No Fibres Detected
UMF	Unknown Mineral Fibre	NAD	No Asbestos Detected

Approved Identifier

Name: Philip Torley

Approved Signatory

Name: Philip Torley

CERTIFICATE OF ANALYSIS

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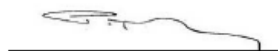
Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	Sample 1	Western wall	Soil	21	NAD, ORF	No
002	Sample 2	Northern wall	Soil	16	NAD, ORF	No
003	Sample 3	East wall	Soil	29	NAD, ORF	No
004	Sample 4	In shed	Soil	31	CHR, AMO, ORF	Yes

Fibre Identification Legend

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NFD	No Fibres Detected
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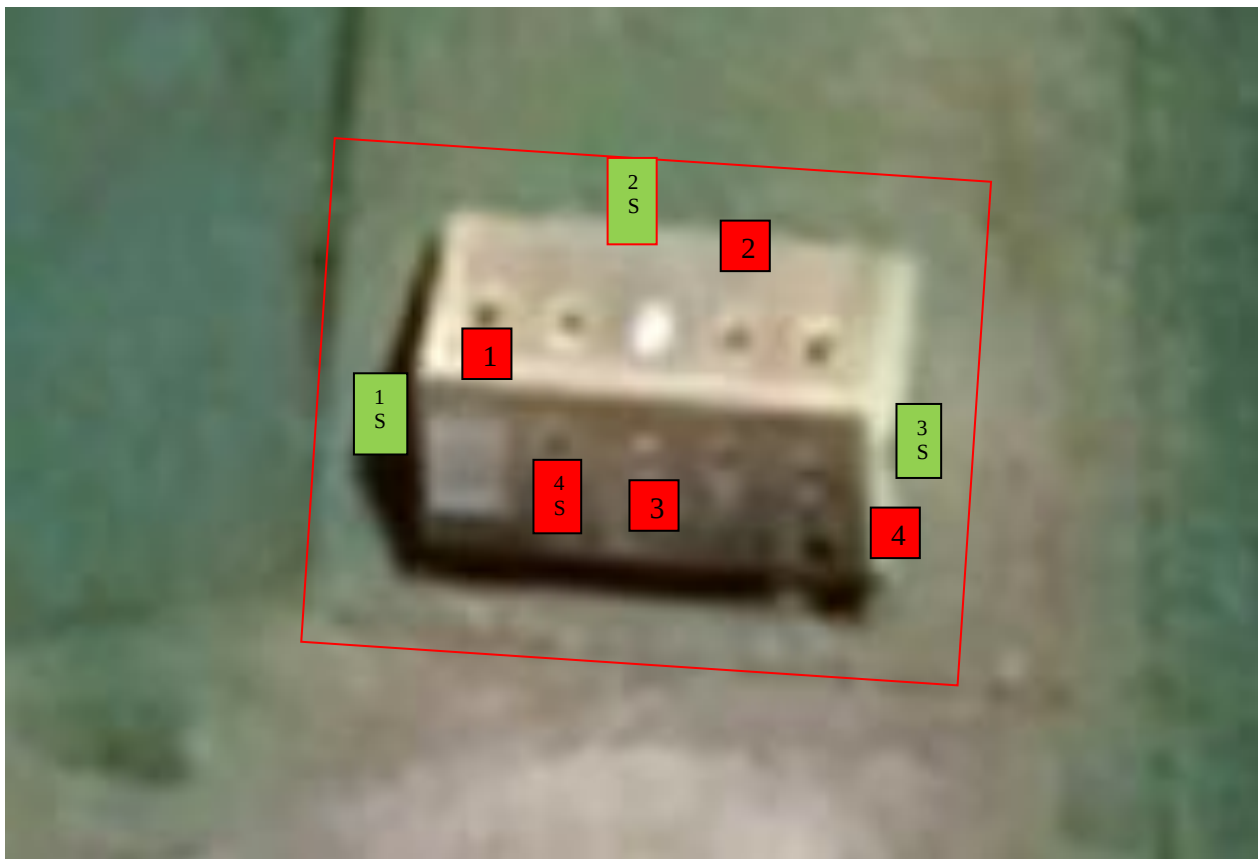
Name: Philip Torley



Approved Signatory

Name: Philip Torley





1. INTRODUCTION

1.1. Background

The purpose of the Survey is to identify as far as practicable, all Asbestos Containing Materials (ACM) present within the buildings structure and immediate area, in order that the client can manage, remediate or remove items that may present a risk to health.

1.2. Objectives

The objective of this Asbestos Management Survey is to systematically identify and manage, as far as reasonably practicable, the location and condition of Asbestos containing materials within the proposed area of demolition.

The Survey will provide enough information to indicate the presence and location of asbestos or ACM, carry out a suitable risk assessment, and develop an Asbestos management plan. As such, this survey has three aims:

1. To find and record the location, extent and product type of any assumed or known asbestos and ACM.
2. To inspect and record information on the accessibility, condition and surface treatment of any assumed or known asbestos and ACM.
3. To determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by assuming based on the product type and its appearance, etc.

This report presents the findings of the Survey undertaken on 14th of February 2019, and includes full survey results, with pictures of samples taken on site and laboratory results.

SITE DESCRIPTION

The structure surveyed at Te Pua Rd is a large fertilizer shed (Approximately 350m²) in bad disrepair.

It is sited in a flat pasture with vehicle access and an estuary on its South boundary.

It is estimated to be 60+ years old.

Care needs to be taken during the demolition to identify and possible Asbestos containing materials that become evident during the demolition.

In the event that these materials are identified, the area needs to be isolated and the assessor needs to be engaged for further assessment.

Site address	Te Pua Rd Paua	
	Description	
	Building age	60+
	Building type	Fertiliser Shed
	Wall construction	Concrete/timber/steel
	Roof construction	Super Six ACM sheeting

2. NATURE AND EXTENT OF THE SURVEY (scope of work)

3.1. General

Momentum Services was commissioned to conduct an Asbestos Demolition Survey for the Far North District Council of the Fertilizer shed structure at Te Pua Rd, Paua.

The shed consists of 500m² of non-friable cladding, breakdown of materials in 5. Recommendations.

There is widespread ACM debris around the entire structure. ACM sheets are stacked under heavy grass cover on the perimeter of the building. ACM debris has breached the barrier fencing and is in some places 10m into the car park. There is a large amount of heavily contaminated soil within the shed itself including rubbish, broken glass, fridges, freezers etc that will all need to be removed as ACM's. It would be prudent that a soil scrape was done around the perimeter of the entire building 3m away from the building footprint at a depth of 100mm. The steel and timber framing are not sound in some places so the removal methods are going need to be well thought out. Further soil testing would be required before the shed could be demolished as part of the validation report.

The purpose of the Survey was to identify, as far as reasonably practicable, the location and condition of all asbestos containing materials (ACM) present throughout the area of investigation.

3.2. Inspection Methodology

The scope of work covered by the hazardous materials survey included the following:

- A walkthrough of the site.
- A visual inspection of the external construction materials and components. This was done to identify and locate hazardous materials visible above ground and accessible.
- Momentum Services was contracted to carry out an Asbestos Survey and was able to investigate visible above ground suspected materials, external and internal building materials as per the scope of works.
- All materials that were suspected of containing asbestos were sampled. After that samples were forwarded to a Prolabs Limited laboratory, which is accredited by International Accreditation New Zealand (IANZ), for asbestos bulk sample analysis.
- Where possible, samples were collected without damaging the integrity of the material.
- Suspected asbestos containing materials were photographed where possible.
- Based on gathered information, a report was prepared, detailing the location, condition and type of hazardous materials detected.

3.3. Inspection and sampling

On 14 -02 -2019 the site was visited at Te Pua Rd.

and 4 (Four) indicative samples of suspected Asbestos containing materials were taken, as well as 4 (four) indicative samples of suspected Asbestos containing Soil.

These were collected, numbered, photographed and sent for analysis to Prolabs Limited, an IANZ accredited laboratory. The samples were examined using a Stereo Microscope, selected fibres were further analyzed using polarized light microscopy, supplemented with dispersion staining.

Where sampling was not possible, a determination was reasonably made as to the presence or absence of asbestos, based on factors such as the age, physical appearance or fixing method, as well as inferring from similar materials that were able to be sampled during the survey.

The material risk table used by the Survey team is based on that provided within the HSE Guidance document HSG 264 "The survey Guide"

The Material Risk Assessment assesses the ability of an Asbestos Containing Material (ACM) to release fibers into the air should it be disturbed. The Material Risk Assessment gives a good initial indication to the priority for control action as it will immediately identify the high-risk materials. However, the Client needs to consider that a material with a high-risk score may not necessarily be a priority action if it is present within an area that is Isolated.

Initial risk assessment score	Potential to release fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Score	Product type (or debris from product)
1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floors tiles, semi-rigid paints of 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 (pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Score	Extent of Damage or deterioration
0	Good condition with no visible damage
1	Low damage with 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 and thermal insulation, visible asbestos debris
Score	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, encapsulated lagging or sprays
3	Unsealed lagging and sprays
Score	Asbestos Type
1	Chrysotile
2	Amphibole asbestos – Brown, excluding Crocidolite
3	Crocidolite
	Total

3.5. SAMPLE IMAGES

Sample number	Sample 1 - 001	Accessibility	Easy (1)
Quantity	Approximately 350M2	Condition	Poor
Area / Location	Debris in shed	Item / Material	Dust and Debris
Material risk no	6	Analysis	Positive
		Surveyor comments	
		A control plan needs to be developed for its removal by a suitably qualified contractor.	

Sample number	Sample 2 - 002	Accessibility	Easy (1)
Quantity	Approximately 350 M2	Condition	Poor
Area / Location	Debris in shed	Item / Material	Dust and debris
Material risk no	6	Analysis	Positive
		Surveyor comments	
		A control plan needs to be developed for its removal by a suitably qualified contractor.	

Sample number	Sample 3 - 003	Accessibility	Easy (1)
Quantity	Approximately 300 M2	Condition	Good
Area / Location	Roof Sheeting	Item / Material	Cement Sheet
Material risk no	6	Analysis	Positive
		Surveyor comments	
		A control plan needs to be developed for its removal by a suitably qualified contractor.	

Sample number	Sample 4 - 004	Accessibility	Easy (1)
Quantity	Approximately 120 M2	Condition	Good
Area / Location	Cladding	Item / Material	Cement Sheet
Material risk no	6	Analysis	Positive
		Surveyor comments	
		A control plan needs to be developed for its removal by a suitably qualified contractor.	

Soil Samples

Sample number	Sample 1 – 00S	Accessibility	Easy (1)
Quantity	Approximately M2	Condition	Poor
Area / Location	Western Wall	Item / Material	Soil
Material risk no	0	Analysis	Negative
		Surveyor comments	
			N/A

Sample number	Sample 2 – 00S	Accessibility	Easy (1)
Quantity	Approximately M2	Condition	Poor
Area / Location	Northern Wall	Item / Material	Soil
Material risk no	0	Analysis	Negative
		Surveyor comments	
			N/A

Sample number	Sample 3 - 00S	Accessibility	Easy (1)
Quantity	Approximately M2	Condition	Poor
Area / Location	Eastern wall	Item / Material	Soil
Material risk no	0	Analysis	Negative
		Surveyor comments	N/A

Sample number	Sample 4 - 00S	Accessibility	Easy (1)
Quantity	Approximately M2	Condition	Poor
Area / Location	In Shed	Item / Material	Soil
Material risk no	6	Analysis	Positive
		Surveyor comments	A control plan needs to be developed for its removal by a suitably qualified contractor.

3.7. SITE IMAGES

Image number	001
Area / Location	East
	
Surveyor comments All cement sheet tested positive for Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.	

Image number	002
Area / Location	West
	
Surveyor comments All cement sheet tested positive for Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.	

Image number	003	Surveyor comments
Area / Location	South	
		All cement sheet tested positive for Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	004	Surveyor comments
Area / Location	North	
		All cement sheet tested positive for Asbestos. This is a typical close up of the cement sheets condition. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	005
Area / Location	Interior
	Surveyor comments
	All cement sheet tested positive for Asbestos. The debris on the interior of the building is extensive and in very poor condition. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	006
Area / Location	Interior
	Surveyor comments
	All cement sheet tested positive for Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	007
Area / Location	Interior
	Surveyor comments
	All cement sheet tested positive for Asbestos. The contamination on the interior is extensive . A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	008
Area / Location	Interior
	Surveyor comments
	All cement sheet tested positive for Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	009		
Area / Location	Interior		
			Surveyor comments
			All cement sheet tested positive for Asbestos. All rubbish is to be treated as contaminated. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	010		
Area / Location	Surrounding area		
			Surveyor comments
			The soil in the surrounding area is littered with cement sheet. As we have positive lab results for cement sheet, we should Strongly Presume all cement sheet product to contain Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	011	
Area / Location	Surrounding area	
		Surveyor comments
		The grass in the surrounding area is littered with cement sheet. As we have positive lab results for cement sheet, we should Strongly Presume all cement sheet product to contain Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	012	
Area / Location	Surrounding area	
		Surveyor comments
		The soil in the surrounding area is littered with cement sheet. As we have positive lab results for cement sheet, we should Strongly Presume all cement sheet product to contain Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	013	
Area / Location	Surrounding area	
		Surveyor comments
		The soil in the surrounding area is littered with cement sheet. As we have positive lab results for cement sheet, we should Strongly Presume all cement sheet product to contain Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	014	
Area / Location	Interior Debris	
		Surveyor comments
		All cement sheet tested positive for Asbestos. All rubbish is to be treated as contaminated. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	015	
Area / Location	Interior Debris	
		Surveyor comments
		All cement sheet tested positive for Asbestos. All rubbish is to be treated as contaminated. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	016	
Area / Location	Surrounding area	
		Surveyor comments
		The soil in the surrounding area is littered with cement sheet. As we have positive lab results for cement sheet, we should Strongly Presume all cement sheet product to contain Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	017		
Area / Location	Surrounding area		
			Surveyor comments The soil in the surrounding area is littered with cement sheet. As we have positive lab results for cement sheet, we should Strongly Presume all cement sheet product to contain Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	017		
Area / Location	Surrounding area		
			Surveyor comments The soil in the surrounding area is littered with cement sheet. As we have positive lab results for cement sheet, we should Strongly Presume all cement sheet product to contain Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.

Image number	017	
Area / Location	Surrounding area	
	Surveyor comments	
	The soil in the surrounding area is littered with cement sheet. As we have positive lab results for cement sheet, we should Strongly Presume all cement sheet product to contain Asbestos. A control plan needs to be developed for its removal by a suitably qualified contractor.	

4. RESULTS

On the site at Te Pua Rd a series of 4 bulk and 4 Soil samples were taken from potential Asbestos Containing Materials located in the building.

Samples were then sent for analysis to Prolabs Limited, an IANZ accredited laboratory. Qualitative identification of asbestos types in bulk samples at Prolabs Laboratory by polarised light microscopy, including dispersion staining techniques using Prolabs in-house method ID-1, AS4964 (2004).

Out of the 8 (eight) samples, 5 (five) tested positive for the presence of asbestos.

5. RECOMMENDATIONS

Remediation recommended

Site address	Te Pua Rd Paua	
Estimated Quantities	Material	Location
350 M2	Dust and debris	Interior
300 M2	Cement sheet	Roof
120 M2	Cement sheet	Cladding
200M2	Soil	2 metres around the perimeter of the building

Based on the site investigation and the results of the samples, Momentum Services recommend that:

1. All Cement sheet and dust and debris removal be done by a suitably qualified contractor under Class B conditions.
2. The Scope of work item 3.1 be considered in the methodology.
3. Air monitoring to be done during set up as a datum, then every day removal is being undertaken.
4. Swab and soil sampling to be undertaken as part of the clearance process.
5. In the event that other Asbestos containing materials are identified , the area needs to be isolated and the assessor needs to be engaged for further assessment.

General Recommendations:

- a. Any ACM'S found to be treated as Notifiable works with the appropriate controls put in place.
- b. Any contractor engaged by the owner/occupier to carry out work on the site must be supplied with the Asbestos register and made aware of the hazards.
- c. The PCBU with the management of the workplace must ensure that exposure to airborne asbestos is eliminated so far as is reasonably practicable. If it is not reasonably practicable to eliminate exposure to airborne asbestos, exposure is minimized as per Regulation 9 of the Health and Safety at Work (Asbestos) Regulations.
- d. Momentum Services further advise that the materials be treated as asbestos contaminated during any further refurbishment or demolition works.

Monitoring Quality Assurance

Suitably trained and experienced personnel will undertake air monitoring. Monitoring equipment will be calibrated, serviced and maintained in line with the manufacturer recommendations.

Our quality assurance / quality control (QA/QC) program would insist on the following components (as a minimum):

- Equipment calibration;
- Duplicate monitoring (where required);
- Cross checking and
- Database management.

Records

Records regarding the design, specification, operation, inspection, maintenance and monitoring of the work will be maintained online.

6. CAVEAT

This report has been prepared by Momentum Services and is subject to the following limitations:

- The specific instructions received from the client.
- The report has been prepared to a specific scope of works as set out in an agreement between Momentum Services and The Client.
- The scope of the inspection did not include any tenant owned items but focused on fixed building fabric and services only.
- This report may not be relied upon by any third party not named in this report for any purpose except with the prior written consent of Momentum Services.
- The advice provided in this report is based on information obtained from the identified building material inspection locations and/or sampling points. Materials present in other parts of the building structure or site may differ from those identified at the inspection locations and/or sampling points. Stated quantities of observed materials or items should not be inferred as a definitive quantity survey of such materials or items.
- The report relates to the site as at the date of the inspection as conditions may change thereafter due to natural processes and/or site activities.
- No warranty or guarantee is made regarding any other use than as specified in the scope of works and only applies to areas inspected and reported in this report.
- Where third party survey work, reports or verbal information has been relied upon, the responsibility for the accuracy of such data remains with the third party, not with Momentum Services.
- This report is applicable to known occurrences of asbestos containing materials at the time of the inspection. It may require updating if additional occurrences are identified or legislation changes.

7. SAMPLING AND ANALYSIS TECHNIQUES

In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area.

Reference to Asbestos Insulating Board or Asbestos Cement are based upon their asbestos content and visual appearance alone.

Certain types of textured coatings and decorative plasters may contain very small quantities of asbestos. In-situ these coatings are often composed of different batches of product or may have been repaired/patched at different times. It is therefore possible that any textured coating samples taken may not be representative of the entire coating. Trace fibres may not be visible by the optical microscopy method described in AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples. If required, we can arrange for more advanced analysis at an additional charge.

All work procedures are to be updated/ amended as required to reflect current Work Safe Regulations.

8. REFERENCES/LEGISLATION

The following list can be used to gain further information on handling and management of asbestos containing materials within the workplace. Most of these documents can be downloaded from the internet:

1. Health and Safety at Work Act 2015

<http://www.legislation.govt.nz/act/public/2015/0070/latest/DLM5976660.html>

2. Health and Safety at Work (Asbestos) Regulations 2016

<http://www.legislation.govt.nz/regulation/public/2016/0015/latest/DLM6729706.html>

3. Work Safe New Zealand – Asbestos – New Zealand guidelines for the management and removal of asbestos

<https://worksafe.govt.nz/topic-and-industry/asbestos/management-and-removal-of-asbestos/>

8. DISCLAIMER

Asbestos Demolition SURVEY:

This document has been prepared in good faith on the basis of the information made available to Momentum Services.

Momentum Services does not guarantee the areas inspected and sampled.

Asbestos containing materials existing within areas not specifically covered by this report are considered outside the scope of work.

This report should be read in full. No responsibility is accepted for use of any part of this report for any other purpose or third parties. This report does not give legal advice.