



Hazardous Materials Risk Assessment

Crowmell Property Services

Centenary House

19 National Circuit, Barton ACT 2600



Site Reference: 003-CEN

Our Reference: C107414 : J123625

Date: December 2013




Noel Arnold & Associates Pty Ltd

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16/12/2013	13/01/2014	13/01/2014
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Limitations - Overview

Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

This report is not adequate for the purposes of refurbishment or demolition works. This report must be reviewed prior to the commencement of such works and a more intrusive risk assessment undertaken to identify asbestos-containing materials which may be disturbed during building demolition or refurbishment works.

Refer to the Statement of Limitations for further details.

Refer to the Areas Not Accessed for further details.

Introduction

This report presents the findings of an Hazardous Materials Risk Assessment conducted for Crowmell Property Services of the site located at 19 National Circuit Barton ACT 2600. The risk assessment was performed by Leigh Rampley on 16/12/2013.

This report was performed in accordance with:
How to Manage and Control Asbestos in the Workplace: Code of Practice (Safe Work Australia, 2011)
ACT Dangerous Substances (General) Regulation 2004.

Scope Of Works

The scope of works for this project was as follows:

- Inspect representative and accessible areas of the site to re-assess previously identified hazardous materials
- Identify the likelihood of hazardous materials in inaccessible areas
- Assess the current condition of hazardous materials at the site
- Assess the risks posed by the materials
- Compile an up-dated hazardous materials register for the site
- Recommend control measures and actions necessary to manage any hazardous material related risks
- Collect samples of suspected asbestos-containing materials
- Undertake a survey by a person licensed by the ACT Planning & Land Authority issued under the ACT Construction Occupations (Licensing) Act 2004
- Undertake representative lead paint identification using LeadCheck swabs

Refer to Methodology for full details.

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Hazardous Materials Register.

Building / Level	Number of Items by Risk Rating		
	High	Medium	Low
Office Block - All Levels	0	0	0
Office Block - Level 4	0	0	1
Office Block - Level 3	0	0	0
Office Block - Level 2	0	0	0
Office Block - Level 1	0	0	0
Office Block - Ground Level	0	0	0
Office Block - Basement Level	0	0	0
Totals	0	0	1

Summary of Identified Items

The following table provides a general overview of the types of hazardous materials identified on site; specific findings are presented in the Hazardous Materials Register.

Building / Level	Asbestos		Hazardous Materials		
	Friable	Non Friable	SMF	PCBs	Lead Paint
Office Block - All Levels					
Office Block - Level 4		YES	YES		
Office Block - Level 3			YES		
Office Block - Level 2			YES		
Office Block - Level 1			YES		
Office Block - Ground Level			YES		
Office Block - Basement Level			YES		

Recommendations

- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with the Code of Practice.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements of the Code of Practice.
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of the Code of Practice.
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain hazardous materials. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of hazardous materials can be confirmed.
- Should any personnel come across any suspected asbestos or hazardous materials, work should cease immediately in the affected areas until further sampling and investigation is performed.
- Prior to demolition/refurbishment works undertake a destructive hazardous materials survey of the premises as per the requirements of AS 2601: 2001 The Demolition of Structures, Part 1.6.1.
- Synthetic Mineral Fibre (SMF) materials should be removed under controlled conditions prior to demolition /refurbishment works, in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].
- Engage an appropriately experienced contractor to undertake remedial/removal works of all SMF items in poor condition as soon as possible. Works should be conducted in accordance with the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]. In the interim, access should be restricted until remedial works take place.
- Noel Arnold & Associates Pty Ltd can assist with the implementation of any of the above recommendations.

How to use this Register

Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Relnspect Date	Control Priority	Control Recommendation	Record of Works Undertaken

The location and item information of identified materials.

Hazard type (e.g. Asbestos, Lead Paint, SMF, etc)

Refer to the Sample Analysis Results for further details

Estimated quantity of material present

Details of warning labels present

The **control priority** and **control recommendations** indicate the recommended management actions, shaded according to priority. Refer to the Priority Rating System section for further information

- This indicates if the material contains asbestos / hazardous materials:
- Positive** Item has been sampled and contains asbestos or hazardous materials.

 - Negative** Item has been sampled and does NOT contain asbestos or hazardous materials

 - Presumed Positive** Item has not been sampled, but is visually similar to another positive sample or it is likely to contain asbestos / hazardous materials

 - Presumed Negative** Item has not been sampled, but is visually similar to another negative sample or it is NOT likely to contain asbestos / hazardous materials

A photo of the item is within the Photo section

These are the **risk assessment factors** and **risk rating** of the item. Refer to the Risk Assessment Factors section for further information

Recommended re-inspection date, based on the risk rating of the material

Any information relating to remedial or removal works undertaken should be recorded by the Register controller.

Hazardous Materials Register

Centenary House

Site Details		Building Details						Audit Details	
Full Address:	19 National Circuit Barton ACT 2600	Building Name:	Office Block	Number of Levels:	5	Survey Date:	16-12-2013		
Property ID:	003-CEN	Est. Building Size:	7500 m ²	Est. Building Age:	1990s	Inspected By:	Leigh Rampley		
Client Name:	Crowmell Property Services	Roof Type:	Metal	Construction Type:	Concrete	Company:	Noel Arnold & Associates		

Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Office Block - Interior - All Levels														
Plant Rooms - Metal-clad Pipework - Polystyrene insulation	None													
Office Block - Exterior - Level 4														
Perimeter of Building Eaves - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 200976326-03-04	Negative											
Office Block - Interior - Level 4														
All rooms - Throughout Roof Lining - Sarking Insulation	SMF		Positive	J123625-003-C EN-755	1000 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Boiler Room Hot Water Service Insulation - Insulation Material - 'Rheem'	SMF		Positive	J123625-003-C EN-756	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Boiler Room Pipework Flange Joint - Gasket	Asbestos	Previously Sampled NAA 76326-03-01	Assumed Negative											
Boiler Room - Central Plant & Equipment - Insulation Material - Boiler	SMF		Positive	J123625-003-C EN-757	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Boiler Room - From boiler Duct - Insulation Material - Flue	SMF		Positive	J123625-003-C EN-758	4 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Lift Motor Room - Lift No.'s 1 & 2 Lift Motor - Brake Pads	Asbestos	Not Sampled - Live Electricity	Presumed Positive	J123625-003-C EN-754	2 Unit/s	Good	Non Friable	Low	Low	Suspect	18-12-2018	P4	Confirm status, maintain in current condition and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Plant Room Cooling Towers Air Conditioning Ductwork - Mastic	Asbestos	Previously Sampled NAA 200976326-03-02	Negative											
Plant Room Cooling Towers Pipe Work - Gasket Material	Asbestos	Previously Sampled NAA 200976326-03-01	Negative											

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Client Name:	Crowmell Property Services	Roof Type:	Metal	Construction Type:	Concrete	Company:	Noel Arnold & Associates		

Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Plant Rooms - Various Throughout Ductwork Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-760	50 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Block - Interior - Level 3														
Ceiling Space - Various Throughout Ductwork Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-766	50 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Areas - Throughout Ceiling Tiles - Compressed Ceiling Tiles	SMF		Positive	J123625-003-C EN-765	1000 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Kitchens - Below sink Hot Water Service Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-769	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Room No.7 - Cable Penetrations - Packing	Asbestos	Previously Sampled NAA 201087490-03-01	Negative											
Plant Room No.7 - Loose Stored Item - Insulation Material	SMF		Positive	J123625-003-C EN-768	2 m ²	Poor	Bonded (SMF)						Access to exposed/damaged materials should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works.	
Plant Room No.8 - Redundant Plant Duct - Insulation Material	SMF		Positive	J123625-003-C EN-767	2 m ²	Poor	Bonded (SMF)						Access to exposed/damaged materials should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works.	
Plant Rooms No.7 & No.8 - A/C Ductwork Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-764	10 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.7 & No.8 - AHU Plant & Equipment - Insulation Material	SMF		Positive	J123625-003-C EN-763	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.7 & No.8 - Around Vent Wall - Dividing - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA same as 76326-03-04	Assumed Negative											

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Client Name:	Crowmell Property Services	Roof Type:	Metal	Construction Type:	Concrete	Company:	Noel Arnold & Associates		

Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Plant Rooms No.7 & No.8 - Ceiling & floor - Pipes Penetrations - Loose Insulation	SMF		Positive	J123625-003-C EN-761	1 m ²	Good	Unbonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Block - Interior - Level 2														
Ceiling Space - A/C Ductwork Insulation - Insulation Material	SMF		Positive		50 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Areas - Throughout Ceiling Tiles - Compressed Ceiling Tiles	SMF		Positive	J123625-003-C EN-770	1000 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Kitchens - Below sink Hot Water Service Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-775	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.5 & No.6 - A/C Ductwork Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-772	30 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.5 & No.6 - AHU Plant & Equipment - Insulation Material	SMF		Positive	J123625-003-C EN-771	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.5 & No.6 - Around Vent Wall - Dividing - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 76326-03-04	Assumed Negative											
Plant Rooms No.5 & No.6 - Ceiling & floor - Pipes Penetrations - Loose Insulation	SMF		Positive	J123625-003-C EN-773	1 m ²	Good	Unbonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.5 & No.6 - Walls - Ductwork Penetrations - Loose Insulation	SMF		Positive	J123625-003-C EN-774	4 m ²	Good	Unbonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Block - Interior - Level 1														
Ceiling Space - A/C Ductwork Insulation - Insulation Material	SMF		Positive		50 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Areas - Throughout Ceiling Tiles - Compressed Ceiling Tiles	SMF		Positive	J123625-003-C EN-779	1000 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	

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Client Name:	Crowmell Property Services	Roof Type:	Metal	Construction Type:	Concrete	Company:	Noel Arnold & Associates	

Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Office Kitchens - Below sink Hot Water Service Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-780	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.3 & No.4 - A/C Ductwork Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-778	30 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.3 & No.4 - AHU Plant & Equipment - Insulation Material	SMF		Positive	J123625-003-C EN-777	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.3 & No.4 - Around Vent Wall - Dividing - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA same as 76326-03-04	Assumed Negative											
Plant Rooms No.3 & No.4 - Ceiling & floor - Pipes Penetrations - Loose Insulation	SMF		Positive	J123625-003-C EN-776	1 m ²	Good	Unbonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	

Office Block - Exterior - Ground Level

Exterior Awning - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA same as 76326-03-04	Assumed Negative											
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Office Block - Interior - Ground Level

Ceiling Space - A/C Ductwork Insulation - Insulation Material	SMF		Positive		50 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Female Toilet Cubicle Partitions - Compressed Cement Sheet	Asbestos	Previously Sampled NAA same as 76326-03-03	Assumed Negative											
Male Toilet Cubicle Partitions - Compressed Cement Sheeting	Asbestos	Previously Sampled NAA 200976326-03-03	Negative											
Office Areas - Throughout Ceiling Tiles - Compressed Ceiling Tiles	SMF		Positive	J123625-003-C EN-784	1000 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Kitchens - Below sink Hot Water Service Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-785	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	

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Client Name:	Crowmell Property Services	Roof Type:	Metal	Construction Type:	Concrete	Company:	Noel Arnold & Associates	

Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Plant Room No.2 Stored Item - Compressed Ceiling Tiles	SMF		Positive	J123625-003-C EN-786	5 m ²	Poor	Bonded (SMF)						Access to exposed/damaged materials should be restricted. Engage an appropriately experienced contractor to undertake remedial/removal works.	
Plant Rooms No.1 & No.2 - A/C Ductwork Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-783	30 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.1 & No.2 - AHU Plant & Equipment - Insulation Material	SMF		Positive	J123625-003-C EN-782	2 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Plant Rooms No.1 & No.2 - Ceiling & floor - Pipes Penetrations - Loose Insulation	SMF		Positive	J123625-003-C EN-781	1 m ²	Good	Unbonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Office Block - Interior - Basement Level														
Car Park - A/C Ductwork Insulation - Insulation Material	SMF		Positive	J123625-003-C EN-788	50 m ²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Main Switch Room - Cables Penetrations - Pillow Insulation - Fire seals	SMF		Positive	J123625-003-C EN-787	5 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Toilets Cubicle Partitions - Compressed Cement Sheeting	Asbestos	Previously Sampled NAA same as 76326-03-03	Assumed Negative											

Areas Not Accessed

It is noted that Asbestos Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 of 1 Building

Area / Item	Not Accessed	Comments
	Office Block	
Behind ceramic wall tiles throughout	All	
Building facade fixing brackets	All	
Ceiling spaces	All	Office Block - Height restrictions
Culverts and floor trenches or tunnels	All	
Fire door cores	All	Office Block - See material register
Gaskets, mastics & sealants to pipework, ductwork, mechanical equipment & construction/expansion joints	Some	Office Block - See material register
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	
Inside mechanical equipment	All	Office Block - Plant assumed live at time of inspection
Lift shaft, landing doors and cabin fittings and doors all levels	All	Office Block - Plant assumed live at time of inspection
Roof	All	Office Block - No safe access was provided at time of inspection
Under carpeted floor coverings in office areas	Some	Office Block - Only unoccupied areas were inspected
Wall cavities	All	
Waterproof membranes	All	
Within air conditioning re-heat boxes	All	Office Block - Plant assumed live at time of inspection
Within electrical switchboard cupboard or backing	All	Office Block - Plant assumed live at time of inspection
Within internal walls partitioning	All	



Photo No: J123625-003-CEN-755
Result: SMF - Positive
Building/Level: Office Block-Level 4
Room/Location: All rooms-Throughout
Feature/Material: Roof Lining-Sarking Insulation



Photo No: J123625-003-CEN-756
Result: SMF - Positive
Building/Level: Office Block-Level 4
Room/Location: Boiler Room-
Feature/Material: Hot Water Service Insulation-Insulation Material



Photo No: J123625-003-CEN-757
Result: SMF - Positive
Building/Level: Office Block-Level 4
Room/Location: Boiler Room-Central
Feature/Material: Plant & Equipment-Insulation Material



Photo No: J123625-003-CEN-758
Result: SMF - Positive
Building/Level: Office Block-Level 4
Room/Location: Boiler Room-From boiler
Feature/Material: Duct-Insulation Material



Photo No: J123625-003-CEN-754
Result: Asbestos - Presumed Positive
Building/Level: Office Block-Level 4
Room/Location: Lift Motor Room-Lift No.'s 1 & 2
Feature/Material: Lift Motor-Brake Pads



Photo No: J123625-003-CEN-760
Result: SMF - Positive
Building/Level: Office Block-Level 4
Room/Location: Plant Rooms-Variou Throughout
Feature/Material: Ductwork Insulation-Insulation Material



Photo No: J123625-003-CEN-766
 Result: SMF - Positive
 Building/Level: Office Block-Level 3
 Room/Location: Ceiling Space-Variou Throughout
 Feature/Material: Ductwork Insulation-Insulation Material



Photo No: J123625-003-CEN-765
 Result: SMF - Positive
 Building/Level: Office Block-Level 3
 Room/Location: Office Areas-Throughout
 Feature/Material: Ceiling Tiles-Compressed Ceiling Tiles



Photo No: J123625-003-CEN-769
 Result: SMF - Positive
 Building/Level: Office Block-Level 3
 Room/Location: Office Kitchens-Below sink
 Feature/Material: Hot Water Service Insulation-Insulation Material



Photo No: J123625-003-CEN-768
 Result: SMF - Positive
 Building/Level: Office Block-Level 3
 Room/Location: Plant Room No.7-Loose
 Feature/Material: Stored Item-Insulation Material



Photo No: J123625-003-CEN-767
 Result: SMF - Positive
 Building/Level: Office Block-Level 3
 Room/Location: Plant Room No.8-Redundant Plant
 Feature/Material: Duct-Insulation Material



Photo No: J123625-003-CEN-764
 Result: SMF - Positive
 Building/Level: Office Block-Level 3
 Room/Location: Plant Rooms No.7 & No.8-A/C
 Feature/Material: Ductwork Insulation-Insulation Material



Photo No: J123625-003-CEN-763
 Result: SMF - Positive
 Building/Level: Office Block-Level 3
 Room/Location: Plant Rooms No.7 & No.8-AHU
 Feature/Material: Plant & Equipment-Insulation Material



Photo No: J123625-003-CEN-761
 Result: SMF - Positive
 Building/Level: Office Block-Level 3
 Room/Location: Plant Rooms No.7 & No.8-Ceiling & floor - Pipes
 Feature/Material: Penetrations-Loose Insulation



Photo No: J123625-003-CEN-770
 Result: SMF - Positive
 Building/Level: Office Block-Level 2
 Room/Location: Office Areas-Throughout
 Feature/Material: Ceiling Tiles-Compressed Ceiling Tiles



Photo No: J123625-003-CEN-775
 Result: SMF - Positive
 Building/Level: Office Block-Level 2
 Room/Location: Office Kitchens-Below sink
 Feature/Material: Hot Water Service Insulation-Insulation Material



Photo No: J123625-003-CEN-772
 Result: SMF - Positive
 Building/Level: Office Block-Level 2
 Room/Location: Plant Rooms No.5 & No.6-A/C
 Feature/Material: Ductwork Insulation-Insulation Material



Photo No: J123625-003-CEN-771
 Result: SMF - Positive
 Building/Level: Office Block-Level 2
 Room/Location: Plant Rooms No.5 & No.6-AHU
 Feature/Material: Plant & Equipment-Insulation Material



Photo No: J123625-003-CEN-773
Result: SMF - Positive
Building/Level: Office Block-Level 2
Room/Location: Plant Rooms No.5 & No.6-Ceiling & floor - Pipes
Feature/Material: Penetrations-Loose Insulation



Photo No: J123625-003-CEN-774
Result: SMF - Positive
Building/Level: Office Block-Level 2
Room/Location: Plant Rooms No.5 & No.6-Walls - Ductwork
Feature/Material: Penetrations-Loose Insulation



Photo No: J123625-003-CEN-779
Result: SMF - Positive
Building/Level: Office Block-Level 1
Room/Location: Office Areas-Throughout
Feature/Material: Ceiling Tiles-Compressed Ceiling Tiles



Photo No: J123625-003-CEN-780
Result: SMF - Positive
Building/Level: Office Block-Level 1
Room/Location: Office Kitchens-Below sink
Feature/Material: Hot Water Service Insulation-Insulation Material



Photo No: J123625-003-CEN-778
Result: SMF - Positive
Building/Level: Office Block-Level 1
Room/Location: Plant Rooms No.3 & No.4-A/C
Feature/Material: Ductwork Insulation-Insulation Material



Photo No: J123625-003-CEN-777
Result: SMF - Positive
Building/Level: Office Block-Level 1
Room/Location: Plant Rooms No.3 & No.4-AHU
Feature/Material: Plant & Equipment-Insulation Material



Photo No: J123625-003-CEN-776
 Result: SMF - Positive
 Building/Level: Office Block-Level 1
 Room/Location: Plant Rooms No.3 & No.4-Ceiling & floor - Pipes
 Feature/Material: Penetrations-Loose Insulation



Photo No: J123625-003-CEN-784
 Result: SMF - Positive
 Building/Level: Office Block-Ground Level
 Room/Location: Office Areas-Throughout
 Feature/Material: Ceiling Tiles-Compressed Ceiling Tiles



Photo No: J123625-003-CEN-785
 Result: SMF - Positive
 Building/Level: Office Block-Ground Level
 Room/Location: Office Kitchens-Below sink
 Feature/Material: Hot Water Service Insulation-Insulation Material



Photo No: J123625-003-CEN-786
 Result: SMF - Positive
 Building/Level: Office Block-Ground Level
 Room/Location: Plant Room No.2-
 Feature/Material: Stored Item-Compressed Ceiling Tiles



Photo No: J123625-003-CEN-783
 Result: SMF - Positive
 Building/Level: Office Block-Ground Level
 Room/Location: Plant Rooms No.1 & No.2-A/C
 Feature/Material: Ductwork Insulation-Insulation Material



Photo No: J123625-003-CEN-782
 Result: SMF - Positive
 Building/Level: Office Block-Ground Level
 Room/Location: Plant Rooms No.1 & No.2-AHU
 Feature/Material: Plant & Equipment-Insulation Material



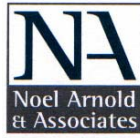
Photo No: J123625-003-CEN-781
Result: SMF - Positive
Building/Level: Office Block-Ground Level
Room/Location: Plant Rooms No.1 & No.2-Ceiling & floor - Pipes
Feature/Material: Penetrations-Loose Insulation



Photo No: J123625-003-CEN-788
Result: SMF - Positive
Building/Level: Office Block-Basement Level
Room/Location: Car Park-A/C
Feature/Material: Ductwork Insulation-Insulation Material



Photo No: J123625-003-CEN-787
Result: SMF - Positive
Building/Level: Office Block-Basement Level
Room/Location: Main Switch Room-Cables
Feature/Material: Penetrations-Pillow Insulation



**Risk
Management
Services**

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Wednesday 02/12/2009

Our ref: SC0221:76326-03

Vince Malouf
Cromwell Group
Level 2, 243 Northbourne Avenue
LYNEHAM ACT 2602

Dear Vince,

Re: Asbestos Identification Analysis - Centenary House, 19 National Circuit, Barton ACT

This letter presents the results of asbestos fibre identification analysis performed on 4 samples collected by Chris Griffiths of Noel Arnold & Associates Pty Ltd on Friday 27th November 2009. The samples were collected from Centenary House, 19 National Circuit, Barton ACT.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory in accordance with Noel Arnold and Associates Pty Ltd Test Method NALAB 302 "Asbestos Identification Analysis" and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Chris Griffiths.

Yours sincerely

NOEL ARNOLD & ASSOCIATES PTY LTD

Lulu Guo: Approved Identifier

Lulu Guo: Approved Signatory



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Practical Solutions

Sample Analysis Results

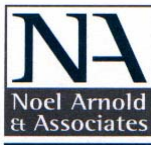
Centenary House 16-12-2013

Wednesday
02/12/2009

Sydney Laboratory
Sample Analysis Results



Site Location:		Centenary House, 19 National Circuit, Barton ACT	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
1	76326-03 01	Level 4, Plant Room, Cooling Towers, Pipework - Gasket Black compressed/formed flexible mastic material ~52 x 18 x 3 mm	No Asbestos Detected
2	76326-03 02	Level 4, Plant Room, Cooling Towers, Air cooling tower, Joint - Joint mastic Grey compressed/formed sticky soft mastic material ~30 x 14 x 2 mm	No Asbestos Detected
3	76326-03 03	Basement, Men's Toilets, Cubicle partitions - Fibre cement sheet Grey-painted gold-grey fibre-cement sheet material ~10 x 7 x 1 mm	No Asbestos Detected
4	76326-03 04	Exterior, Perimeter of building, Eaves - Fibre cement sheet Light grey-painted gold-grey fibre-cement sheet material ~14 x 7 x 3 mm	No Asbestos Detected



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Tuesday 14/12/2010

Our ref: SC0221:87490-03

Vince Malouf
Cromwell Group
Level 2, 243 Northbourne Avenue
LYNEHAM ACT 2602

Dear Vince,

Re: Asbestos Identification Analysis - Centenary House, 19 National Circuit, Barton ACT

This letter presents the results of asbestos fibre identification analysis performed on 1 sample collected by Nicholas Blyth of Noel Arnold & Associates Pty Ltd on Thursday 9th December 2010. The sample was collected from Centenary House, 19 National Circuit, Barton ACT.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory in accordance with Noel Arnold and Associates Pty Ltd Test Method NALAB 302 "Asbestos Identification Analysis" and following the guidelines of Australian Standard AS4964-2004.

The sample will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Nicholas Blyth.

Yours sincerely

NOEL ARNOLD & ASSOCIATES PTY LTD

Simon Day: Approved Identifier

Simon Day: Approved Signatory



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Practical Solutions

Sample Analysis Results

Centenary House 16-12-2013

Tuesday
14/12/2010

Sydney Laboratory
Sample Analysis Results



Site Location:		Centenary House, 19 National Circuit, Barton ACT	
	Sample ID	Sample Location/Description/Weight or Size	Analysis Result
1	87490-03 01	Level 3, Plant Room No. 7, Cable Penetration - Packing material Grey compressed/formed powder, resin, organic fibre, vitreous fibre material ~ 25 x 25 x 7 mm	No Asbestos Detected

Asbestos

This assessment was undertaken in accordance with the following documents and within the constraints of the scope of works:

How to Manage and Control Asbestos in the Workplace: Code of Practice (Safe Work Australia, 2011)
ACT Dangerous Substances (General) Regulation 2004

Five (5) representative samples of suspected asbestos-containing material were collected during the previous survey inspections and sampling regimes and placed in plastic bags with clip-lock seals. These samples were analysed in Noel Arnold & Associates Pty Ltd's NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy. No further samples of suspected ACM were collected during the 2013 survey inspections.

Where it was determined that asbestos was present, a risk and priority assessment was conducted in accordance with Noel Arnold & Associates Pty Ltd's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

Limited destructive sampling techniques have been used to gain access into restricted areas for the purpose of determining the likelihood of asbestos or other hazardous materials in these areas. Due to the nature of the survey methodology, it is possible that not every area of the site have been accessed. Reference should be made to the 'Areas Not Accessible' section of this report for further details.

Subject to the limitations associated with the scope of works, this audit was conducted in accordance with the requirements of AS 2601-2001 The Demolition of Structures.

Suspected and/or confirmed asbestos containing materials were labelled in accordance with the requirements of AS 1319-1994 - Safety Signs for the Occupational Environment during the site inspection. Placement of labels has been based on the judgement of the surveyor taking into account aspects such as the location (e.g. public area or plant room), accessibility and disturbance potential of the items and the longevity of the label. Details of the items that have been labelled are provided in the Asbestos Register.

Synthetic Mineral Fibre (SMF)

Accessible areas where insulation was visually confirmed as being present were noted to give a general indication to the presence of SMF materials throughout the building.

Polychlorinated Biphenyls (PCBs)

Representative light fittings containing capacitors were inspected where safely practicable and details noted for cross-referencing with the ANZECC Identification of PCB-Containing Capacitors - 1997. Where metal capacitors were not listed on the database, these capacitors are noted as suspected to contain polychlorinated biphenyls.

Lead Paint

Representative painted surfaces were tested unobtrusively for the presence of lead using the LeadCheck paint swab method. This method can give an instantaneous qualitative result and reproducibly detect lead in paints at concentrations of 0.5% (5,000ppm) and above, and may indicate lead in some paint films as low as 0.2% (2,000ppm). The sampling program was representative of the various types of paints found within the site, concentrating on areas where lead based paints may have been used (Eg. Gloss paints on doors, railings, guttering and downpipes, columns, window and door architraves, skirting boards etc). The objective of lead paint identification in this survey is to highlight the presence of lead-based paints within the building, not to specifically quantify every source of lead-based paint.

Risk Assessment Factors - Asbestos

The presence of asbestos-containing materials (ACMs) does not necessarily constitute an exposure risk. However, if the ACM is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals. The assessment of the exposure risk posed by ACMs assesses (a) the material condition and friability, and (b) the disturbance potential.

Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage.
- Degree of friability of the ACM.
- Surface treatment, lining or coating (if present).
- Likelihood to sustain damage or deterioration in its current location and state.

Physical Condition and Damage

The condition of the ACM is rated as either being good, fair or poor.

- Good** refers to an ACM that has not been damaged or has not deteriorated
- Fair** refers to an ACM having suffered minor cracking or de-surfacing.
- Poor** describes an ACM which has been damaged or its condition has deteriorated over time.

Friability and Surface Treatment

The degree of friability of ACMs describes the ease of which the material can be crumbled, and hence to release fibres, and takes into account surface treatment.

Friable asbestos

(e.g. sprayed asbestos beam insulation (limpet), pipe lagging) can be easily crumbled and is more hazardous than non-friable asbestos products.

Non-friable asbestos

also referred to as bonded asbestos, typically comprises asbestos fibres tightly bound in a stable non-asbestos matrix or impregnated with a coating. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles, compressed gaskets and electrical backing boards.

Disturbance Potential

In order to assess the disturbance potential, the following factors are considered:

- Requirement for access for either building work or maintenance operations.
- Likelihood and frequency of disturbance of the ACM.
- Accessibility of the ACM.
- Proximity of the ACM to air plenums and direct air stream.
- Quantity and exposed surface areas of ACM.
- Normal use and activity in area, and numbers of persons in vicinity of ACM.

These factors are used to determine (i) the potential for fibre generation, and (ii) the potential for exposure to person/s, as a rating of low, medium or high disturbance potential:

Risk Status

The risk factors described previously are used to rank the asbestos exposure risk posed by the presence of the ACM.

- A low risk rating describes ACMs that pose a low exposure risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk rating applies to ACMs that pose an increased exposure risk to people in the area.
- A high risk rating applies to ACMs that pose a higher exposure risk to personnel or the public in the vicinity of the material due to their condition or disturbance potential.

Priority Actions

The following priority rating system is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Priority 1 (P1)	Action:	Restrict Access to Area & Organise Abatement Works as soon as practicable & Manage any remaining materials as part of an AMP
------------------------	----------------	---

Area has ACMs, which are either damaged or are being exposed via continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other locations with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended.

As an interim, restrict access.

Priority 2 (P2)	Action:	Organise Remedial Works in the next few months & Manage any remaining materials as part of an AMP
------------------------	----------------	--

Area has ACMs with a potential for disturbance due to the following conditions:

1. Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
2. The material is accessible and when disturbed, can present a short-term exposure risk.
3. Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling systems, ceilings, lighting, fire safety systems or floor layout.

Appropriate abatement measures should be taken as soon as practicable. A negligible exposure risk exists if materials remain under the control of an Asbestos Management Plan (AMP).

Priority 3 (P3)	Action:	No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP
------------------------	----------------	---

Area has ACMs, where:

1. The condition of friable ACMs is currently stable and has low potential of being disturbed.
2. The ACM is currently in a non-friable form, may have slight damage, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

This presents a low risk of exposure where the materials are left undisturbed under the control of an Asbestos Management Plan (AMP). Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4)	Action:	No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP
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Area has ACMs in a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be maintained in good condition and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.

The Occupational Health and Safety Regulations of most Australian states refer to a Code of Practice for guidance on identification and management of asbestos materials (ACMs) in workplaces. The requirements are summarised below.

Asbestos Management Plan (AMP)

An AMP should be developed for the site as per the Code of Practice. The AMP should be a broad ranging document detailing the following information:

- The site's asbestos material register.
- Responsibilities for relevant persons in the management of ACMs.
- Mechanisms for communicating the location, type and condition of ACMs, the risks posed by these and the control measures adopted to minimise these risks.
- Training arrangements for workers and contractors.
- A Procedure for reviewing and updating the AMP and the register.
- Air Monitoring and clearance inspection arrangements.
- Timetable for action to review risk assessments and undertake asbestos management activities.
- Records of any maintenance or service work conducted on ACMs, including clearance certificates for removed items.

Updates to Register, AMP and Risk Assessments

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years or earlier where a risk assessment indicates the need for a re-assessment or if any ACMs have been removed or updated as per the requirements of the Code of Practice.

Risk assessments should be reviewed regularly and as specified by the Code of Practice, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

Labelling

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as asbestos-containing or presumed asbestos-containing and to warn that the items should not be disturbed as per the requirements of the Code of Practice.

Training

Staff and site personnel must be provided with Asbestos Awareness training in accordance with the Code of Practice. Training should inform staff how to work safely alongside asbestos by instructing them of:

1. The health risks associated with asbestos.
2. Their roles and responsibilities under the AMP.
3. Procedures for managing asbestos on-site.
4. The correct use of control measures and safe work methods to minimise the risks from asbestos.

Refurbishment / Demolition Requirements

This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with Australia Standard AS 2601: The Demolition of Structures.

Removal of Asbestos Materials

Any works involving the removal of ACMs should be undertaken by a Licensed Asbestos Removal Contractor (LARC). In addition, an appropriately qualified independent Asbestos Consultant / Occupational Hygienist should undertake asbestos fibre air monitoring during/after works, and issue a Clearance Certificate to validate the works have been undertaken safely.

All works should be conducted in accordance with legislative requirements and following the requirements of the document 'How to Safely Remove Asbestos: Code of Practice (Safe Work Australia, 2011)'.

The Occupational Health and Safety Regulations of most Australian states have requirements for the identification and control of risks within workplaces. These broad requirements extends to the hazardous materials that may be present within buildings at the workplace. The requirements for management of hazardous materials is summarised below.

Synthetic Mineral Fibre (SMF)

Synthetic Mineral Fibre (SMF) is a man-made insulation material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Types of SMF materials include fibreglass, rockwool, ceramic fibres and continuous glass filaments.

There are two basic forms of Synthetic Mineral Fibre (SMF) insulation, bonded and un-bonded.

- Bonded SMF is where adhesives, binders or cements have been applied to the SMF before delivery and the SMF product has a specific shape.
- Un-bonded SMF has no adhesives, binders or cements and the SMF is loose material packed into a package.

Exposure to SMF can result in short-term skin, eye and respiratory irritation. SMF is also classified as a possible human carcinogen with a possible increase in risk in lung cancer from long-term exposure.

The use of and the safe removal of SMF materials should be conducted in accordance with the National Code of Practice for the safe use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].

Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) are a toxic organochlorine used as insulating fluids in electrical equipment such as transformers, capacitors and fluorescent light ballasts that were largely banned from importation in Australia in the 1970s.

PCBs are listed as a probable human carcinogen and should be managed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan, 2003. The handling and disposal of PCBs must be performed in accordance with applicable state and commonwealth environmental protection laws as scheduled PCB waste.

The following Personal Protective Equipment (PPE) should be worn when handling items containing or suspected to contain PCBs - nitrile gloves, eye protection, and disposable overalls. The PPE should be worn when removing capacitors from light fittings in case PCBs leak from the capacitor housing.

Lead Paint

Lead paint, as defined by the Australian Standard "AS4361.2: 1998 Guide to Lead Paint Management; Part 2: Residential and Commercial Buildings", is that which contains in excess of 1% Lead by weight.

Lead carbonate (white lead) was once the main white pigment in paints for houses and public buildings. Paint with lead pigment was manufactured up until the late 1960's, and in 1969 the National Health and Medical Research Council's Uniform Paint Standard was amended to restrict lead content in domestic paint.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Lead paint is assessed based on two potential routes of exposure. Firstly by the likelihood of inhalation or ingestion by people working in the vicinity of the paint and secondly by the condition of the paint. Paint that is flaking or in poor condition is more likely to be ingested than paint that is in a good, stable condition.

Any work relating to lead paint should be conducted in accordance with the 'National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC: 2015 (1994)]'.

This report has been prepared in accordance with the agreement between Crowmell Property Services and Noel Arnold & Associates.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of Crowmell Property Services and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Noel Arnold & Associates.

This report relates only to the identification of asbestos containing materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the asbestos containing materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials were collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

- (a) Locations behind locked doors;
- (b) Inset ceilings or wall cavities;
- (c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
- (d) Service shafts, ducts etc., concealed within the building structure;
- (e) Energised services, gas, electrical, pressurised vessel and chemical lines;
- (f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
- (g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
- (h) Height restricted areas
- (i) Areas deemed unsafe or hazardous at time of audit.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Hazardous Materials Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. Therefore during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.