



Refurbishment Demolition Asbestos Survey



Client: McLoughlin Architecture
Unit 4B Elm House
Millennium Park
Naas
Co. Kildare, W91 K032

Contact: David Farrell

Site Address: ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11 , D11 VF10

Date: 15/06/2026

Surveyor: Thomas Tiernan

Survey No.: A-05733

Report Issue: Final

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1. Executive Summary

A Refurbishment Demolition Asbestos Survey has been undertaken to ST KEVINS COLLEGE, BALLYGALL ROAD, BALLYGALL, DUBLIN 11, D11 VF10 by Asbestos Safe. The survey was intrusive and was limited to accessible areas.

The survey was carried out by Thomas Tiernan and completed on 15/06/2026.

During the survey the following Asbestos Containing Materials (ACMs) were identified:

ST KEVINS COLLEGE				
Sample No.	Relevant Report Section	Location – Description	Result	Material Assessment Algorithm
S001	8	Ground Floor Lab 1 (001) - Bitumen - Bituminous Product	Chrysotile	2
X001	8	Ground Floor Lab 2 (002) - Bitumen - Bituminous Product	Chrysotile	2
X001	8	Ground Floor DCG Room (003) - Bitumen - Bituminous Product	Chrysotile	2
X001	8	Ground Floor Construction room (004) - Bitumen - Bituminous Product	Chrysotile	2
X001	8	Ground Floor Room 13 (005) - Bitumen - Bituminous Product	Chrysotile	2
S002	8	Ground Floor Area beside principal office (016) - Bitumen - Bituminous Product	Chrysotile	4
X002	8	Ground Floor Area beside room 3 (017) - Bitumen - Bituminous Product	Chrysotile	4
X002	8	Ground Floor Area beside staff room (018) - Bitumen - Bituminous Product	Chrysotile	4
X002	8	Ground Floor Area beside room 8 (019) - Bitumen - Bituminous Product	Chrysotile	4

No Other Asbestos Containing Materials (ACMs) were detected during the survey.

This report cannot be used for contractual or engineering purposes unless this sheet is signed where indicated by the surveyor. The report must also be designated 'final' on the cover sheet.

Please note that Asbestos Safe cannot be held responsible for the way in which a client interprets or acts upon the results.

This report must be read in its entirety including any appendices. Asbestos Safe accepts no responsibility for sub-division of this report.

This report is for the sole use of McLoughlin Architecture and can be assigned to any third party, with the expressed written consent of Asbestos Safe.

Signed:



Date: 22 July 2026



2. Introduction

Asbestos Safe have carried out a Refurbishment Demolition Asbestos Survey to ST KEVINS COLLEGE, BALLYGALL ROAD, BALLYGALL, DUBLIN 11, D11 VF10 on 15/06/2026.

Asbestos Safe have been requested to provide the following services:

- To provide an experienced asbestos survey team to site to carry out a refurbishment demolition asbestos survey, as outlined in HSG 264 Asbestos: The Survey Guide.
- To take representative samples of any materials suspected of containing asbestos and to analyse these in accordance with HSE document HSG 248 – ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures.
- To prepare a detailed written report showing the location, extent and condition of all identified asbestos installations along with any remedial recommendations necessary.
- The data from the reports will also be used to assist in the customer’s duty to manage asbestos and to provide suitable & sufficient risk assessments for staff & contractors.

NOTE: Material risk assessment scores have been included in this report to assist the customer in future management plans.

This document was written by Neal Christopher on 22 July 2026.

This survey report must be read in conjunction with any other associated asbestos survey reports, and also read in conjunction with Section 1 Executive Summary, 8 Asbestos Data Sheets, 9 Laboratory Analysis Results, 10 Asbestos Register, 11 Specific Exclusions and Caveats, and 13 Conclusions and Recommendations.

3. Survey Type

Refurbishment & Demolition Survey

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

In this type of survey, the asbestos is identified so it can be removed (rather than managed). This survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. Where the materials sampled are found to contain asbestos, other similar materials or components have been presumed to contain asbestos. As part of the Refurbishment & Demolition Survey the current condition of any proven or presumed ACMs will be recorded. Any urgent remedial works required to reduce the risk of exposure to airborne asbestos fibres will be highlighted. Any areas which need further investigation will also be highlighted.

4. Survey Methodology

The external and internal areas were inspected to visually locate those materials suspected of containing asbestos. Where required, representative samples of materials suspected of containing asbestos were taken in a safe and controlled manner as per guidelines set out in HSG 264. Materials of a similar type were representatively sampled on the assumption that surfaces identical to a sampled location were of a similar composition.

5. Sample Analysis

Bulk samples of suspected Asbestos Containing Materials were taken to determine the nature and extent of the material, and the results of the laboratory analysis can be found in section 8. Laboratory Analysis Results. The bulk sampling was carried out in accordance HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Samples were taken in grip seal bags and the sample location has been safely sealed to reduce the risk of airborne asbestos fibre release.

Sample analysis was carried out by UKAS accredited laboratory G&L Consultancy Ltd. The analysis of the bulk samples is conducted using polarised light microscopy.

Photographs were taken of all sample locations unless otherwise stated. Materials of a similar type were only occasionally sampled, as it was assumed that other similar materials visually inspected were of a similar composition.

6. Asbestos Containing Materials in Buildings (ACMs)

Sprayed coatings applied in Ireland were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly amosite but crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork. It is a friable material but if in a good condition and unlikely to be disturbed presents no immediate danger, however it is likely to release fibres, if disturbed especially during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

Thermal insulation to boilers, vessels, pipe work, valves, pumps etc also known as hand applied lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 and 85% asbestos with the protective papers being up to 100% chrysotile. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

Asbestos insulating boards usually contain between 16 to 40% amosite, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result

of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

Asbestos cement products as in roofing slates, wall cladding, permanent shuttering, flue, rainwater and vent pipes generally contain 10 to 15% of asbestos fibre bounded in Portland cement, some flexible boards contain a small proportion of cellulose. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

Ropes seals and yarns are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as in the pipe lagging process and in pipe jointing and also for packing materials as in heat/fire resistant boiler, oven and flue sealing or anywhere thermal or fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may give rise to high fibre release especially if when damaged or frayed.

Cloth, thermal insulation and lagging including fire resistant blankets, mattresses and protective curtains, gloves, aprons, overalls etc. All types of asbestos have been used in the manufacture but since the mid 60's the majority has been chrysotile, the content of which can be up to 100 %.

Millboard, paper and CAF gaskets usually have an asbestos content approaching 100% with all three types of asbestos being used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as a laminate for fireproofing to various fibre panels. These materials are on some occasions not well bonded and will release asbestos fibres if subject to abrasion and wear.

Bitumen felts, coatings and sink pads may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use but, should be removed and disposed of in compliance with any regulation applicable.

Thermoplastic floor tiles can contain up to 25% asbestos usually chrysotile, PVC vinyl floor tiles and unbacked PVC flooring normally 7-10% chrysotile and asbestos paper backed PVC flooring the paper backing may contain up to 100% chrysotile. Fibre release is not normally an issue but may occur when the material is cut or subjected to abrasion.

Textured coatings or decorative coatings on walls and ceilings usually contain 3-5% chrysotile. Fibre release may occur when subjected to abrasion.

Mastics, sealants, putties and floor tile adhesives may contain small amounts of asbestos. The only possible risk is from sanding of hardened material when appropriate precautions should be taken.

Reinforced plastic and resin composites, used for toilet cisterns, seats, banisters, window seals, lab bench tops, brakes and clutches in machines. The plastics usually contain 1-10% chrysotile and were used in for example car batteries to improve the acid resistance. Resins may contain between 20 and 50% amosite, but because of its composition fibre release is likely to be low.



7. Material Assessment Algorithms

HSG 264 calls for all samples identified as being ACMs to be subject to a Material Assessment Algorithm, in order to assess the potential for fibre release when subject to a standard disturbance. The factors to be considered are;

A	Product Type	Scored 1-3
B	Extent of Damage or Deterioration	Scored 0-3
C	Surface Treatment	Scored 0-3
D	Asbestos Type	Scored 1-3

For each of these factors a score is allocated and the results are added together to give a result between 0 and 12. Scores are interpreted as follows:

<5:	Very Low
5-6:	Low
7-9:	Medium
>9:	High

This material assessment purely assesses the condition of the material. It identifies the materials that present a higher risk of fibre release if disturbed. This algorithm does not automatically mean that those materials with a higher score should be given a higher priority for remedial work. Rather, this score should be considered along with other factors involved, such as the location of the material (for example; outside, inside, in plant areas, by or in ventilation systems), its extent, occupancy and the type of activity likely to affect it. Factors effecting such activity are, for example, that it may be only accessed during major works or alternatively, occupants undertake actions which may easily disturb it during everyday activity.

Priority Assessment Algorithm

The priority assessment involves combining the materials assessment with the human exposure potential for the ACM's based on the likely use and maintenance activities in the locations where ACM's were found. Using these risk algorithms we can assign a priority action for dealing with the risk from the ACM's found.

A	Normal Occupant Activity	Main type of activity in the area	Scored 0-3
		Secondary activities for the area	Scored 0-3
	Average of score from main activity and secondary activity (max score of 3)		
B	Likelihood of Disturbance	Location	Scored 0-3
		Accessibility	Scored 0-3
		Extent/amount	Scored 0-3
	Average score from location, accessibility and extent/amount (max score of 3)		
C	Human Exposure Potential	Number of occupants	Scored 0-3
		Frequency of use of area	Scored 0-3
		Average time area is in use	Scored 0-3
	Average score from no. of occupants, frequency of use and average time (max score of 3)		
D	Maintenance Activity	Type of maintenance activity	Scored 0-3
		Frequency of maintenance activity	Scored 0-3
		Average score from type of maintenance and frequency of maintenance (max score of 3)	

TOTAL PRIORITY ASSESSMENT SCORE

(this is the occupant activity score added together with the three average scores) (maximum score of 12)

TOTAL OVERALL SCORE

(this is the Material Assessment Score added to the Priority Assessment Score) (maximum score of 24)

The Total Overall Score can be interpreted as follows:

<11:	Very Low risk
12-17:	Medium risk
>18:	High risk

These are colour coded within our Asbestos Safety Data sheets as above.

8. Asbestos Data Sheets

ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 15/06/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11, D11 VF10

Location Ground Floor Lab 1 (001) - Bitumen
Sample Range S001
Extent 45 m²



MATERIAL ASSESSMENT ALGORITHM

Product type	Bituminous Product
Extent of damage/deterioration	Good condition
Surface treatment	Composite
Asbestos type	Chrysotile

Score	1
Score	0
Score	0
Score	1
Total	2

RECOMMENDATIONS

Remove if likely to be disturbed by works

ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 15/06/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11 , D11 VF10



Location Ground Floor Lab 2 (002) - Bitumen
Sample Range X001
Extent 45 m²



MATERIAL ASSESSMENT ALGORITHM

Product type
Extent of damage/deterioration
Surface treatment
Asbestos type

Bituminous Product
Good condition
Composite
Chrysotile

Score	1
Score	0
Score	0
Score	1
Total	2

RECOMMENDATIONS

Remove if likely to be disturbed by works

ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 15/06/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11, D11 VF10

Location Ground Floor DCG Room (003) -
Sample Range Bitumen
X001
Extent 45 m²



MATERIAL ASSESSMENT ALGORITHM

Product type
Extent of damage/deterioration
Surface treatment
Asbestos type

Bituminous Product
Good condition
Composite
Chrysotile

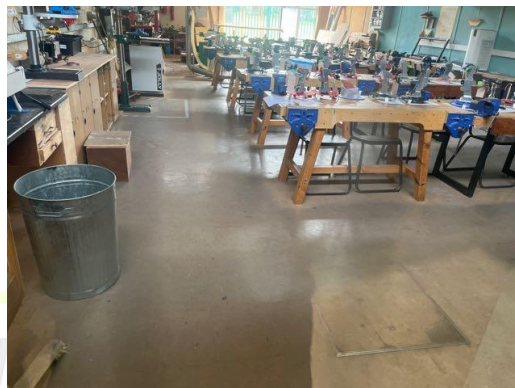
Score	1
Score	0
Score	0
Score	1
Total	2

RECOMMENDATIONS	Remove if likely to be disturbed by works
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ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 15/06/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11, D11 VF10

Location Ground Floor Construction room
(004) - Bitumen
Sample Range X001
Extent 45 m²



MATERIAL ASSESSMENT ALGORITHM

Product type
Extent of damage/deterioration
Surface treatment
Asbestos type

Bituminous Product
Good condition
Composite
Chrysotile

Score	1
Score	0
Score	0
Score	1
Total	2

RECOMMENDATIONS

Remove if likely to be disturbed by works

ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 15/06/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11, D11 VF10

Location Ground Floor Room 13 (005) -
Sample Range Bitumen
X001
Extent 45 m²



MATERIAL ASSESSMENT ALGORITHM

Product type
Extent of damage/deterioration
Surface treatment
Asbestos type

Bituminous Product
Good condition
Composite
Chrysotile

Score	1
Score	0
Score	0
Score	1
Total	2

RECOMMENDATIONS

Remove if likely to be disturbed by works

ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 20/07/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11 , D11 VF10

Location Ground Floor Area beside principal
office (016) - Bitumen
Sample Range S002
Extent m²



MATERIAL ASSESSMENT ALGORITHM

Product type
Extent of damage/deterioration
Surface treatment
Asbestos type

Bituminous Product
Medium damage
Composite
Chrysotile

Score	1
Score	2
Score	0
Score	1
Total	4

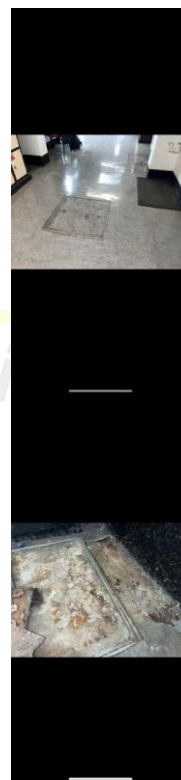
RECOMMENDATIONS

Remove if likely to be disturbed by works

ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 20/07/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11, D11 VF10

Location Ground Floor Area beside room 3
(017) - Bitumen
Sample Range X002
Extent 10 m²



MATERIAL ASSESSMENT ALGORITHM

Product type
Extent of damage/deterioration
Surface treatment
Asbestos type

Bituminous Product
Medium damage
Composite
Chrysotile

Score	1
Score	2
Score	0
Score	1
Total	4

RECOMMENDATIONS

Remove if likely to be disturbed by works

ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 20/07/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11 , D11 VF10

Location Ground Floor Area beside staff room
(018) - Bitumen
Sample Range X002
Extent 10 m²



MATERIAL ASSESSMENT ALGORITHM

Product type	Bituminous Product
Extent of damage/deterioration	Medium damage
Surface treatment	Composite
Asbestos type	Chrysotile

Score	1
Score	2
Score	0
Score	1
Total	4

RECOMMENDATIONS

Remove if likely to be disturbed by works

ASBESTOS SAFETY DATA SHEET

Survey No. A-05733
Survey Type RDAS
Survey Date 20/07/2026
Surveyor Thomas Tiernan
Client Name McLoughlin Architecture
Site Address ST KEVINS COLLEGE
BALLYGALL ROAD
BALLYGALL
DUBLIN 11, D11 VF10

Location Ground Floor Area beside room 8
(019) - Bitumen
Sample Range X002
Extent 10 m²



MATERIAL ASSESSMENT ALGORITHM

Product type
Extent of damage/deterioration
Surface treatment
Asbestos type

Bituminous Product
Medium damage
Composite
Chrysotile

Score	1
Score	2
Score	0
Score	1
Total	4

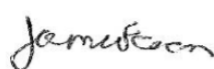
RECOMMENDATIONS

Remove if likely to be disturbed by works

9. Laboratory Analysis Results



BULK MATERIAL SAMPLE REPORT

Reference No:	J708985	Client Order No:	A-05733
Date Received:	23 Jun 2026		
Client Name and Address:	Asbestos Safe (IE), 66 Hollystown Park, Hollystown, Dublin D15 N8X0		
Site Address:	St. Kevin's College, Ballygall, Dublin 11		
Sampling Officer:	Asbestos Safe (IE)		
Date of Analysis:	24 Jun 2026		
Analyst:	David McNaugher		
Approving Officer:	Jamie Fearon	Signed:	
Issue Date:	24 Jun 2026		

ANALYSIS RESULTS

If sampling has been carried out by our own officers, sampling procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos, will have been followed. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the HSE Document HSG248 'Asbestos: The Analysts' Guide. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. Where 'Trace Asbestos' has been reported, only 1 or 2 fibres or fibre bundles have been identified and analysed as asbestos following a thorough examination of the sample. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. Reports will be retained for a minimum of five years following the date of issue. Please note that for flooring samples, G&L Consultancy uses the following convention: Positive Tile, Positive Bitumen = Reinforced Composite + Bitumen Product; Positive Tile, Negative Bitumen = Reinforced Composite; Negative Tile, Positive Bitumen = Bitumen Product; Negative Tile, Negative Bitumen = Not Applicable. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

Site Ref	Lab Ref	Description	Analysis Result	Classification
A-05733/S01	BS259377	Area Beside D. Principal Office - Bitumen	No Asbestos Detected	Not Applicable
A-05733/S02	BS259378	Area Beside Room 3 - Bitumen	No Asbestos Detected	Not Applicable
A-05733/S03	BS259379	Area Beside Staff Room - Bitumen	No Asbestos Detected	Not Applicable
A-05733/S04	BS259380	Area Beside Room 8 - Bitumen	No Asbestos Detected	Not Applicable

G&L Consultancy Ltd

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Registered Office: Unit 5A, Castle Road, Chelston Business Park, Wellington, Somerset, TA21 9JQ

G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929

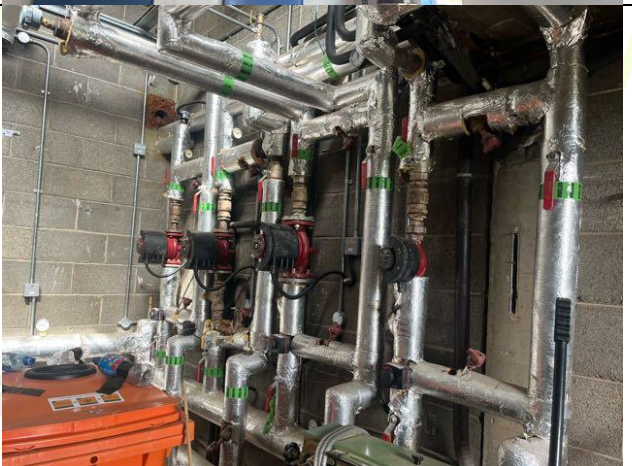


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10. Asbestos Register

ST KEVINS COLLEGE								
Sample No.	Relevant Report Section	Location – Description	Qty	Result	Condition	Risk	Material Assessment Algorithm	Recommended Action
S001	8	Ground Floor Lab 1 (001) - Bitumen - Bituminous Product	45m ²	Chrysotile	Good condition	Very Low	2	Remove if likely to be disturbed by works
X001	8	Ground Floor Lab 2 (002) - Bitumen - Bituminous Product	45m ²	Chrysotile	Good condition	Very Low	2	Remove if likely to be disturbed by works
X001	8	Ground Floor DCG Room (003) - Bitumen - Bituminous Product	45m ²	Chrysotile	Good condition	Very Low	2	Remove if likely to be disturbed by works
X001	8	Ground Floor Construction room (004) - Bitumen - Bituminous Product	45m ²	Chrysotile	Good condition	Very Low	2	Remove if likely to be disturbed by works
X001	8	Ground Floor Room 13 (005) - Bitumen - Bituminous Product	45m ²	Chrysotile	Good condition	Very Low	2	Remove if likely to be disturbed by works
S002	8	Ground Floor Area beside principal office (016) - Bitumen - Bituminous Product	m ²	Chrysotile	Medium damage	Very Low	4	Remove if likely to be disturbed by works
X002	8	Ground Floor Area beside room 3 (017) - Bitumen - Bituminous Product	10m ²	Chrysotile	Medium damage	Very Low	4	Remove if likely to be disturbed by works
X002	8	Ground Floor Area beside staff room (018) - Bitumen - Bituminous Product	10m ²	Chrysotile	Medium damage	Very Low	4	Remove if likely to be disturbed by works
X002	8	Ground Floor Area beside room 8 (019) - Bitumen - Bituminous Product	10m ²	Chrysotile	Medium damage	Very Low	4	Remove if likely to be disturbed by works

11. No Asbestos Detected Register

ST KEVINS COLLEGE		
Sample No.	Location – Description	Photo
S003	Ground Floor Hallway (007) - Ceiling tiles - Insulation	
S004	Ground Floor Classrooms (008) - Ceiling tiles - Insulation	
PS001	Ground Floor Boiler rooms (009) - Boiler rooms -	

ST KEVINS COLLEGE		
Sample No.	Location – Description	Photo
PS002	Ground Floor Ceiling voids (010) - Ceiling voids -	
PS003	Ground Floor Storage rooms (011) - Storage rooms -	
PS004	Ground Floor Main roof area (012) - Main roof area -	

ST KEVINS COLLEGE		
Sample No.	Location – Description	Photo
PS005	Ground Floor Skylights (013) - Skylights -	
PS006	Ground Floor Walls (014) - Walls -	
PS007	Ground Floor Pe hall (015) - Pe hall -	

12. Specific Exclusions and Caveats

- No inspection was carried out on live internal electrical or mechanical plant
- No inspection was carried out of any areas outside the agreed scope of works

All reasonable steps have been taken to ensure that the contents and findings of this report are accurate and true. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the likelihood that undiscovered asbestos containing materials may be present. If the building is to undergo major refurbishment/demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of themselves or their employees and any other parties who may be affected by the works.

13. Legislation and Code of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 amended 2010, apply to work where there is or maybe asbestos fibres present. These regulations apply to any person or employer working with or removing asbestos.

In addition, The Safety, Health and Welfare at Work (Construction) Regulations 2013 also apply to any building, installation, repair, demolition and asbestos removal works.

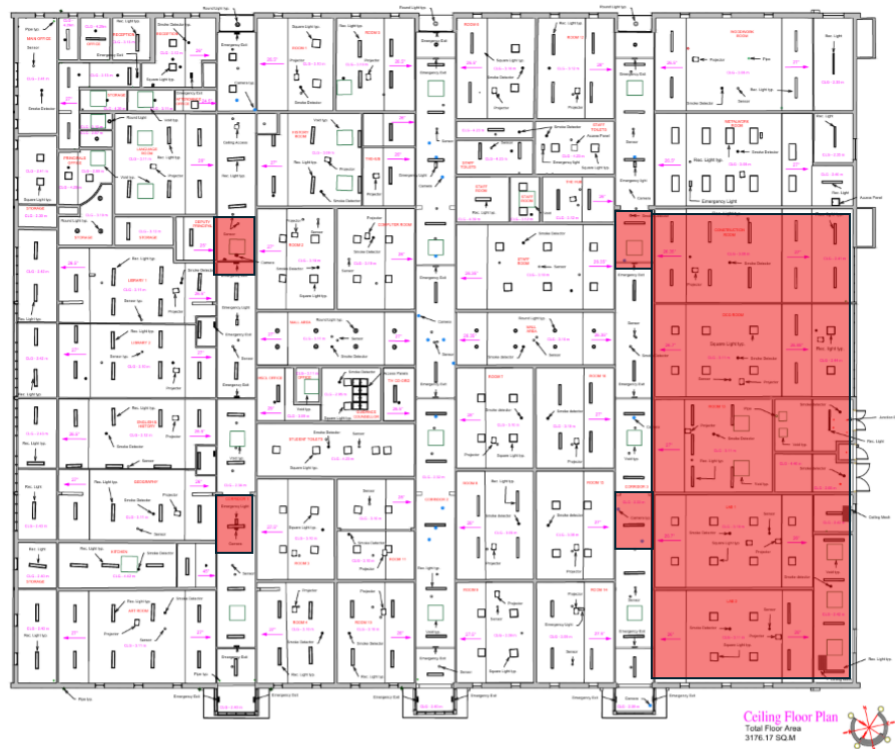
14. Conclusions and Recommendations

The bitumen adhesive, located on the floors in the red highlighted areas of the drawing, contain Chrysotile asbestos.

If the Asbestos Containing Materials are affected by refurbishment works it must be removed by a competent asbestos contractor. The resulting waste must be disposed of as 'Asbestos Waste' at a licensed facility. On completion of the works a Clearance Certificate of must be issued by an independent asbestos analyst.

No Other Asbestos Containing Materials (ACMs) were detected during the survey.

15. Drawings



Areas where bitumen adhesive containing asbestos highlighted in red