

ASBESTOS SURVEY REPORT

Client: Cavan County Council.

Location: Cavan County Museum Ballyjamesduff Co Cavan.

Date of Survey: 26/08/2026
Date of Report: 04/09/2026

Prepared by: Finbarr Murphy, Ayrton Group

Report: Asbestos Survey Report

Testing Laboratory: G&L Consultancy Laboratory's.

Signed: *Finbarr Murphy*
*P402 – Surveying and Sampling Strategies for
Asbestos in Buildings*



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REVISION OF DOCUMENT

Rev. No	Date	Change	Reviewed by
1	04/09/2026	Original Document	Finbarr Murphy of Ayrton Group

FOREWORD

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

Please note that Ayrton Consultancy Ltd., t/a Ayrton Group, cannot be held responsible for the way in which the Client interprets or acts upon the results.

The report must be read in its entirety including any appendices. Ayrton Consultancy Ltd., t/a Ayrton Group accepts no responsibility for sub-division of this report.

In this type of survey, where ACM (Asbestos Containing Material) is identified as for removal and not for management, the survey does not normally assess the condition of the ACM, other than to indicate areas of damage or where additional asbestos debris may be present. Where the asbestos removal may not take place for some time, the ACM condition will need to be assessed and managed.

1. FULL REPORT

1.1 Executive Summary

Following a request from **Cavan County Council**, Ayrton Group carried out an Asbestos Survey of the building located at Cavan County Museum Balljamesduff Co Cavan. The purpose of the survey was to identify, so far as reasonably practicable, the presence of asbestos containing materials (ACMs) within the accessible areas included in the survey scope and to assess any associated risk arising from such materials.

The property comprises a boiler room . The survey was completed on 26 Aug 2026, during which 9 representative samples of suspect materials were collected and submitted for laboratory analysis.

The survey was restricted to the areas accessible at the time of inspection and did not extend beyond the agreed survey scope. No intrusive investigation was undertaken other than that required to obtain representative samples.

Based on the inspection and laboratory analysis of the samples obtained, no asbestos containing materials were identified within the surveyed areas of the property. Accordingly, no asbestos-related risk was identified from the materials sampled during this survey.

The findings of this report apply only to the areas inspected and materials sampled during the survey and should be considered in conjunction with the limitations outlined within this report.

Samples Taken	ACMs Identified	Overall Risk
9.	0	No ACMs identified within surveyed areas.

1.2 Background

Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance to name a few. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.

The use of asbestos containing materials (ACMs) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties caused by inhalation of the fibres which can get lodged in the lining of the lungs causing disease and death.

- ACM removals are to be accounted for in an Asbestos Removal Plan and all operatives involved in same are to receive Asbestos Awareness training.
- Current Legislation *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 - 2025 (S.I. No. 386 of 2006, as amended by S.I. No. 589 of 2010 and S.I. No. 632 of 2025)* states that all such activities must be accounted for in an Asbestos Management/Removal Plan and job specific SOP/RAMS.
- If the removals are of a friable nature, 14-day notification is to be furnished to the H.S.A (Health & Safety Authority) along with all other relevant documentation for said works, a list of notifiable removals can be obtained in the Practical Guidelines on ACM Management and Abatement issued by the HSA, tables 19 and 20.

1.3 Introduction

The building surveyed is a boiler room located at Cavan County Museum Ballyjamesduff Co Cavan.

Building Particulars:

The age of construction of the premises was not known but estimated to be the 1800s.

The building consists of a boiler room, store room, back alley. On day of asbestos survey on speaking to Mr Michael Jackson, it was noted that the building at Cavan County Museum Ballyjamesduff Co Cavan was taken over by Cavan county council in 1996, and it is proposed to renovate and upgrade the boiler room at Cavan County Museum Ballyjamesduff Co Cavan, all samples taken are based on proposed works. Please see report attached.



Fig. 1 Site Location

1.4 Scope

The purpose of this asbestos survey was to identify, so far as reasonably practicable, the presence, location, extent and condition of any asbestos containing materials (ACMs) within the areas included in the survey scope. Where suspect materials were identified, representative samples were obtained and submitted for laboratory analysis to determine whether asbestos was present.

This report provides a record of the survey findings and an assessment of any identified or presumed ACMs based on the areas inspected and information available at the time of the survey. The findings are subject to the limitations outlined within this report.

Cavan County Council commissioned Ayrton Group to undertake an asbestos survey of the dwelling and associated contents to identify any asbestos related hazards and to provide information necessary for the safe management of the premises and any proposed maintenance, refurbishment or repair works.

The survey was carried out in accordance with the requirements of the *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 - 2025 (S.I. No. 386 of 2006, as amended by S.I. No. 589 of 2010 and S.I. No. 632 of 2025)* and with reference to the Health and Safety Executive's (UK) guidance document *HSG264 Asbestos: The Survey Guide*, which is widely recognised as industry best practice for asbestos surveying.

This means that:

- As far as reasonably practicable, locate and describe all ACMs in all reasonably accessible areas within the scope of the survey.
- A sampling programme is undertaken to identify possible ACMs.

1.5 Purpose

The Purpose of the report is to:

- Enable the client to take appropriate precautions so that people who work at this property are not exposed to asbestos-related health risks.
- Enable the Owners, Management and/or Contractors to take appropriate precautions so that people who currently work at this property are not exposed to asbestos-related health risks.
- Provide information to assist the client in developing and implementing an action plan before any works are carried out.

1.6 Sampling

During the survey of the premises on the **26/08/2026** at Cavan County Museum Ballyjamesduff Co Cavan , **9** samples of suspected ACMs were taken for analysis.

The samples were taken of suspected ACMs in areas such as the Gaskets, pipe lagging and possible AIB ,concrete/cement product, texture coating and PVC product .

See findings below for full details and appendix B.

All samples were taken as per *Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006*, as amended, and in line with the Health and Safety Executive (HSE UK) guidance documents *HSG264 Asbestos: The Survey Guide* and *HSG248 The Analysts' Guide for Sampling, Analysis and Clearance Procedures*.

2. FINDINGS

No Asbestos Containing Materials/ ACMs were detected to be present in one of the 9 samples taken from the premises. See below.

Samples Taken	ACMs Identified	Overall Risk
9.	0	No ACMs identified within surveyed areas.

2.1 Presentation of Findings

Samples taken for analysis to determine the presence of ACMs and results are as follows.

Sample no.	Location	Material	Asbestos Type
1	Boiler Room.	Gaskets.	NADIS
2	Boiler Room.	Pipe Lagging.	NADIS
3	Boiler Room.	Possible AIB board.	NADIS
4	Boiler Room.	Gaskets.	NADIS
5	Boiler Room.	Concrete Base/Cement Product.	NADIS
6	Boiler Room.	Smoke Vent/Cement Product.	NADIS
7	Back Alley Wall.	Texture Coating.	NADIS
8	Store Room Wall.	Texture Coating.	NADIS
9	Perspex Roof Sheets.	PVC Product.	NADIS

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. All samples will be retained in the laboratory for a minimum of 6 months.	KEY	NADIS	NO ASBESTOS DETECTED IN SAMPLE
		CROCIDOLITE	Typically known as Blue Asbestos (Amphibole Group)
		AMOSITE	Typically known as Brown Asbestos (Amphibole Group)
		CHRYSTOTILE	Typically known as White Asbestos (Serpentine Group)
		ANTHOPHYLLITE	Asbestos (Amphibole Group)
		ACTINOLITE	Asbestos (Amphibole Group)
		TREMOLITE	Asbestos (Amphibole Group)

2.2 Caveats

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though unlikely, further undetected ACMs may still be present within the premises. The client should therefore be aware of their responsibilities for identifying, locating, removing and/or managing all ACMs within the premises, and for notifying the appropriate authorities where necessary.

2.3 Conclusion

No Asbestos Containing Materials/ ACMs were detected to be present in the **Nine** samples taken in the premises.

APPENDIX A - RESULTS OF LABORATORY ANALYSIS

ASBESTOS BULK IDENTIFICATION REPORT					
Report no:	A-0	Date of Issue:	04/09/2026		
Client Details:	Cavan County Council.				
Identification of asbestos content of suspected asbestos containing material stated to have been sampled from the following location / site: Dwelling at Cavan County Museum Balljamesduff Co Cavan.					
No. of Samples received:	9.	Date of receipt in Lab:	30/08/2026	Date of analysis:	26/08/2026
Methodology: Analysis of samples received was carried out in accordance with HSE Method MDHS 77/HGS 248 and documented in-house methods.					
TEST RESULTS					
Sample no.		Location	Material	Asbestos Type	
1		Boiler Room.	Gaskets.	NADIS	
2		Boiler Room.	Pipe Lagging.	NADIS	
3		Boiler Room.	Possible AIB board.	NADIS	
4		Boiler Room.	Gaskets.	NADIS	
5		Boiler Room.	Concrete Base/Cement Product.	NADIS	
6		Boiler Room.	Smoke Vent/Cement Product.	NADIS	
7		Back Alley Wall.	Texture Coating.	NADIS	
8		Store Room Wall.	Texture Coating.	NADIS	
9		Perspex Roof Sheets.	PVC Product.	NADIS	

APPENDIX B – PHOTOGRAPHIC EVIDENCE

B.1 Samples Taken

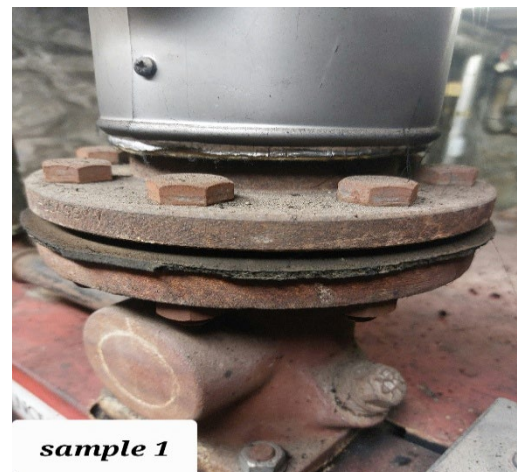
Gasket.

A sample was taken here of the Gasket in the boiler room.

Sample 1.

The lab results show that Asbestos was not detected in the sample.

NADIS



Pipe Lagging.

A sample was taken here of the Pipe lagging in the boiler room.

Sample 2.

The lab results show that Asbestos was not detected in the sample.

NADIS



Possible AIB .

A sample was taken here of the Possible AIB on the boiler room ceiling.

Sample 3.

The lab results show that Asbestos was not detected in the sample.

NADIS



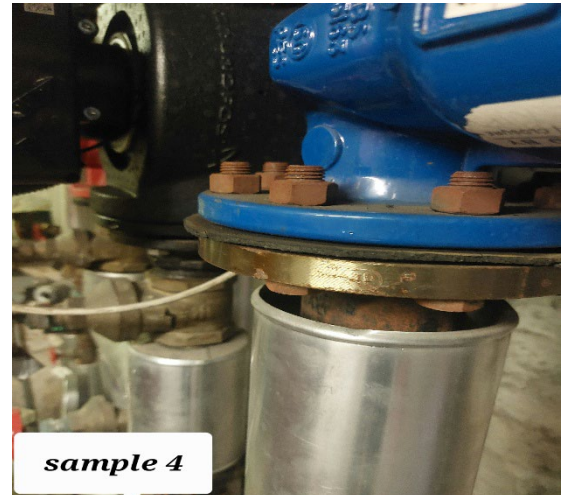
Gasket .

A sample was taken here of the Gasket in the boiler room.

Sample 4.

The lab results show that Asbestos was not detected in the sample.

NADIS



Concrete Base/Cement Product .

A sample was taken here of the Concrete base/cement product on the base under the boiler.

Sample 5.

The lab results show that Asbestos was not detected in the sample.

NADIS



Smoke Vent/Cement Product .

A sample was taken here of the Smoke vent/cement product in the boiler room.

Sample 6.

The lab results show that Asbestos was not detected in the sample.

NADIS



Texture Coating.

A sample was taken here of the Texture coating on the external wall .

Sample 7.

The lab results show that Asbestos was not detected in the sample.

NADIS



Texture Coating .

A sample was taken here of the Texture coating on the wall slab in the store where units are going.

Sample 8.

The lab results show that Asbestos was not detected in the sample.

NADIS



Gasket .

A sample was taken here of the Gasket in the boiler room.

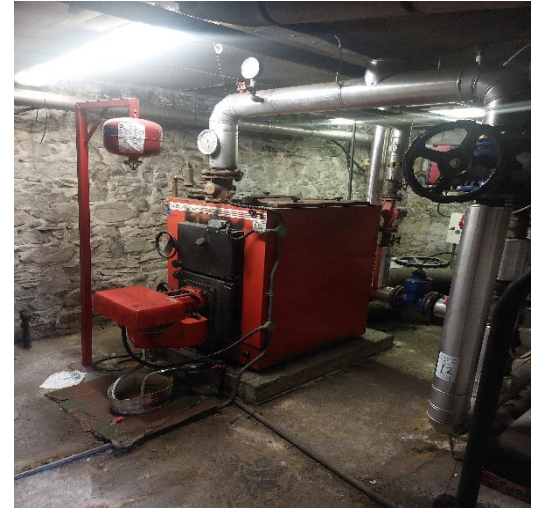
Sample 9.

The lab results show that Asbestos was not detected in the sample.

NADIS



Boiler Room.



Store Room .



Back Alley .



APPENDIX C – FURTHER INFORMATION

- No live electrical equipment, mechanical plant or similar requiring the attendance of specialist personal was sampled during the course of this survey.
- Any persons working on site should be vigilant to the potential risk associated with asbestos containing materials/ ACMs which may be concealed within the building.
- Any persons working on such buildings or premises should be familiar with the contents of Asbestos surveys undertaken on the property.
- If ACMs are identified, care must be taken during the cleaning/removal stage as dust or fibres could be released. It is industry best practice to wear FFP3 facial protection, disposable overalls and disposable gloves during all cleaning, maintenance, removal and so on.
- No inspection of areas requiring specialist access equipment other than ladder access was carried out.
- All workers and contractors working at this premises should always remain vigilant to the possibility that concealed asbestos containing materials (ACMs) may be present on site. Where any suspected ACM is uncovered, work must immediately cease, and the material sampled/analysed before the work continues.