Refurbishment Demolition Asbestos Survey



Client: Galileo Energy Services
Unit A6 M4 Business Park
Maynooth Road
Celbridge
Co. Kildare, W23 VFY7

Contact: Mark Gormley

Site Address: RATOATH JUNIOR NATIONAL SCHOOL
FAIRYHOUSE ROAD
RATOATH
CO MEATH

Date: 10/09/2026

Surveyor: Thomas Tiernan

Survey No.: A-06147

Report Issue: Final

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Contents Page

1. Executive Summary 3
2. Introduction 4
3. Survey Type 5
4. Survey Methodology 6
5. Sample Analysis 6
6. Asbestos Containing Materials in Buildings (ACMs) 6
7. Material Assessment Algorithms 9
8. Asbestos Data Sheets 11
9. Laboratory Analysis Results 13
10. Asbestos Register 15
11. No Asbestos Detected Register 16
12. Specific Exclusions and Caveats 21
13. Legislation and Code of Practice 21
14. Conclusions and Recommendations 21
15. Drawings 22

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1. Executive Summary

A Refurbishment Demolition Asbestos Survey has been undertaken to RATOATH JUNIOR NATIONAL SCHOOL, FAIRYHOUSE ROAD, RATOATH, CO MEATH by Asbestos Safe. The survey was intrusive and was limited to accessible areas.

The survey was carried out by Thomas Tiernan and completed on 10/09/2026.

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

RATOATH JUNIOR NATIONAL SCHOOL				
Sample No.	**Relevant Report Section**	**Location – Description**	**Result**	**Material Assessment Algorithm**
S004	8	Ground Floor Classroom 10 (005) - Vft/wb - Vinyl Floor Tiles with Bitumen	**Chrysotile**	2
X004	8	Ground Floor Classroom 9 (006) - Vft/wb - Vinyl Floor Tiles with Bitumen	**Chrysotile**	2

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 Galileo Energy Services and can be assigned to any third party, with the expressed written consent of Asbestos Safe.

Signed:  Date: 10 October 2026

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2. Introduction

Asbestos Safe have carried out a Refurbishment Demolition Asbestos Survey to RATOATH JUNIOR NATIONAL SCHOOL, FAIRYHOUSE ROAD, RATOATH, CO MEATH on 10/09/2026.

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 10 October 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.

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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.

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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

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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 of 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.

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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.

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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)		

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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.

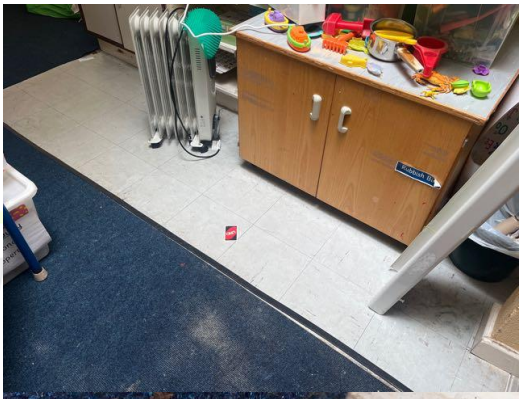
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8. Asbestos Data Sheets

ASBESTOS SAFETY DATA SHEET

Survey No.	A-06147
Survey Type	RDAS
Survey Date	10/09/2026
Surveyor	Thomas Tiernan
Client Name	Galileo Energy Services
Site Address	RATOATH JUNIOR NATIONAL SCHOOL FAIRYHOUSE ROAD RATOATH CO MEATH
Location	Ground Floor Classroom 10 (005) - Vft/wb
Sample Range	S004
Extent	6 m²





MATERIAL ASSESSMENT ALGORITHM

Product type	Vinyl Floor Tiles with Bitumen	Score	1
Extent of damage/deterioration	Good condition	Score	0
Surface treatment	Composite	Score	0
Asbestos type	Chrysotile	Score	1
		Total	**2**

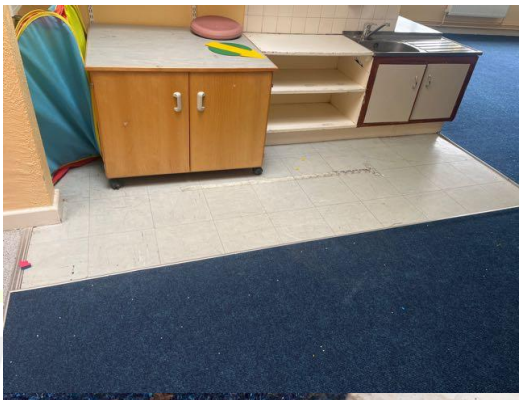
RECOMMENDATIONS	Remove if likely to be disturbed by works

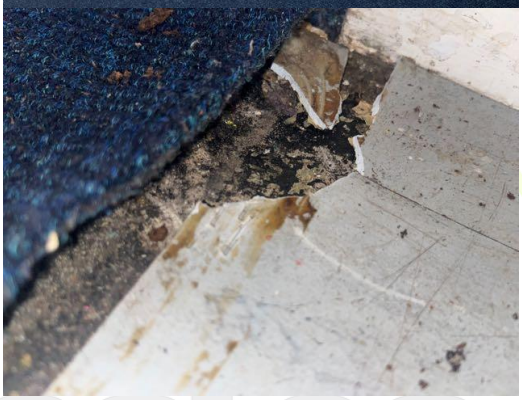
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ASBESTOS SAFETY DATA SHEET

Survey No.	A-06147
Survey Type	RDAS
Survey Date	10/09/2026
Surveyor	Thomas Tiernan
Client Name	Galileo Energy Services
Site Address	RATOATH JUNIOR NATIONAL SCHOOL FAIRYHOUSE ROAD RATOATH CO MEATH
Location	Ground Floor Classroom 9 (006) - Vft/wb
Sample Range	X004
Extent	6 m²





MATERIAL ASSESSMENT ALGORITHM

Product type	Vinyl Floor Tiles with Bitumen	Score	1
Extent of damage/deterioration	Good condition	Score	0
Surface treatment	Composite	Score	0
Asbestos type	Chrysotile	Score	1
		Total	**2**

RECOMMENDATIONS	Remove if likely to be disturbed by works

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9. Laboratory Analysis Results

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Training & Asbestos Management

BULK MATERIAL SAMPLE REPORT

Reference No:	J712865	Client Order No:	A-06147
Date Received:	16 Sep 2026		
Client Name and Address:	Asbestos Safe (IE), 66 Hollystown Park, Hollystown, Dublin D15 N8X0		
Site Address:	Ratoath Junior National School, Ratoath, Co. Meath		
Sampling Officer:	Asbestos Safe (IE)		
Date of Analysis:	17 Sep 2026		
Analyst:	David McNaugher		
Approving Officer:	Justin Proctor	Signed:	
Issue Date:	17 Sep 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-06147/S01	BS265442	Classroom 2 - VFT/WB	No Asbestos Detected	Not Applicable
A-06147/S02	BS265443	Computer Room - VFT	No Asbestos Detected	Not Applicable
A-06147/S03	BS265444	Ladies Toilet - Straw	No Asbestos Detected	Not Applicable
A-06147/S04	BS265445	Classroom 10 - VFT/WB	Chrysotile	Bitumen Product

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

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BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
A-06147/S05	BS265446	Classroom 10 - Sink pad	No Asbestos Detected	Not Applicable
A-06147/S06	BS265447	Main Roof Centre Valley - Felt	No Asbestos Detected	Not Applicable
A-06147/S07	BS265448	General Purpose Room - Roof slate	No Asbestos Detected	Not Applicable

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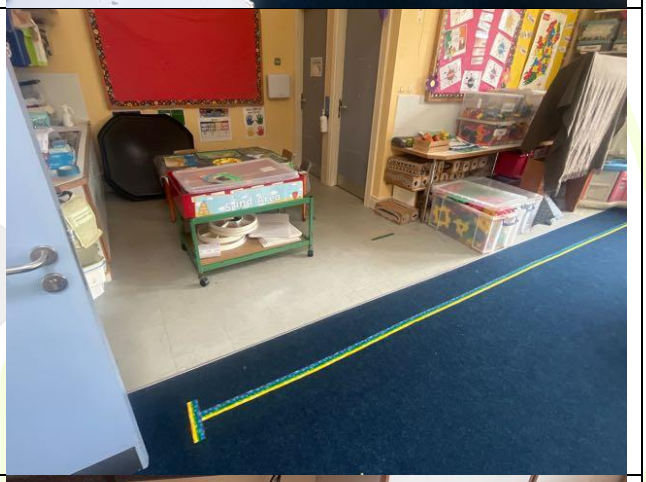
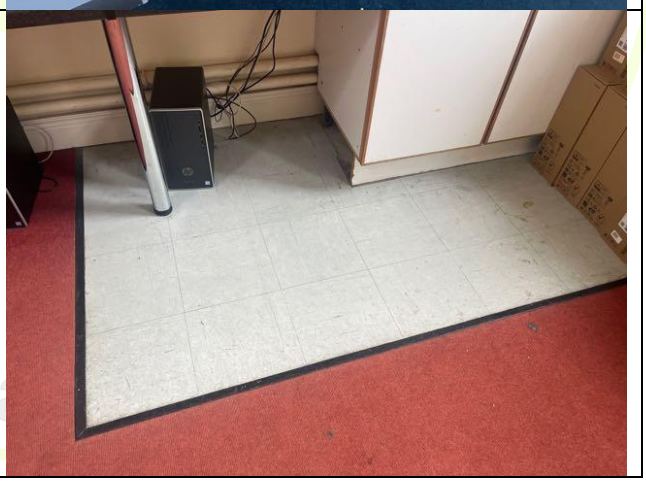
10. Asbestos Register

RATOATH JUNIOR NATIONAL SCHOOL								
Sample No.	**Relevant Report Section**	**Location – Description**	**Qty**	**Result**	**Condition**	**Risk**	**Material Assessment Algorithm**	**Recommended Action**
S004	8	Ground Floor Classroom 10 (005) - Vft/wb - Vinyl Floor Tiles with Bitumen	6m²	**Chrysotile**	Good condition	Very Low	2	Remove if likely to be disturbed by works
X004	8	Ground Floor Classroom 9 (006) - Vft/wb - Vinyl Floor Tiles with Bitumen	6m²	**Chrysotile**	Good condition	Very Low	2	Remove if likely to be disturbed by works

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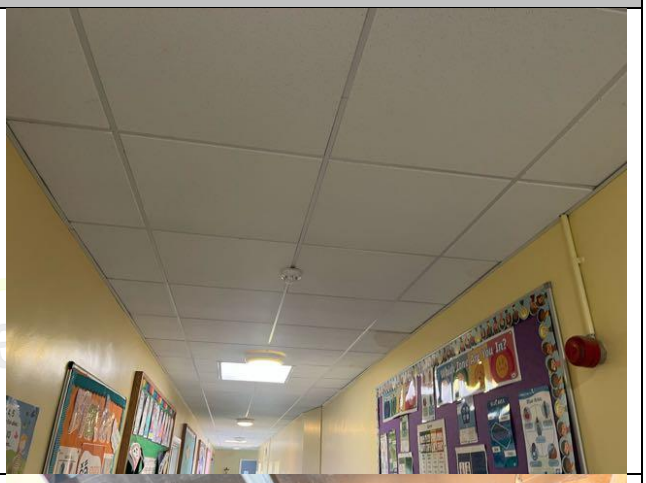
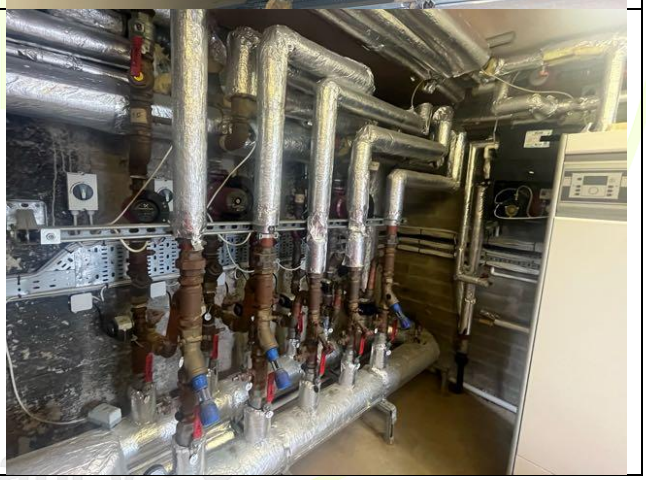
11. No Asbestos Detected Register

RATOATH JUNIOR NATIONAL SCHOOL		
Sample No.	**Location – Description**	**Photo**
S001	Ground Floor Classroom 2 (001) - Vft/wb - Vinyl Floor Tiles with Bitumen	
X001	Ground Floor Classroom 3 (002) - Vft/wb - Vinyl Floor Tiles with Bitumen	
S002	Ground Floor Computer room (003) - Vft - Vinyl Products	

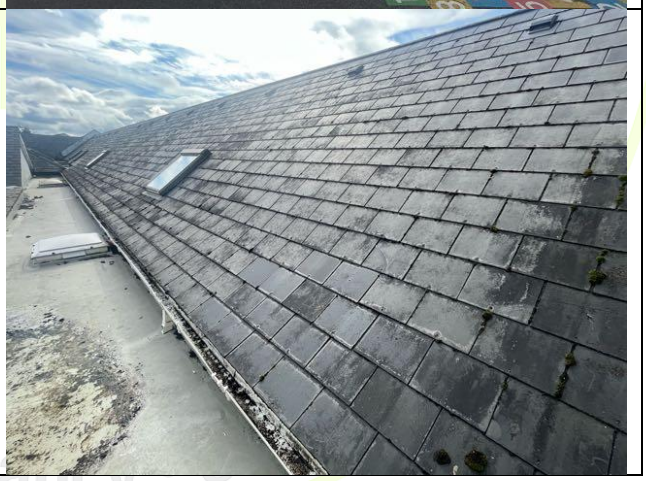
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RATOATH JUNIOR NATIONAL SCHOOL		
Sample No.	**Location – Description**	**Photo**
S003	Ground Floor Ladies toilet (004) - Straw - Woven Product	
S005	Ground Floor Classroom 10 (007) - Sink pad - PVC / Reinforced Plastics	
X005	Ground Floor Classroom 9 (008) - Sink pad - PVC / Reinforced Plastics	

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RATOATH JUNIOR NATIONAL SCHOOL		
Sample No.	**Location – Description**	**Photo**
PS001	Ground Floor Ceiling tiles (014) - Ceiling tiles -	
PS002	Ground Floor Above ceiling tiles (015) - Above Ceiling tiles -	
PS003	Ground Floor Boiler room (016) - Boiler room -	

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RATOATH JUNIOR NATIONAL SCHOOL		
Sample No.	**Location – Description**	**Photo**
S006	External Main roof centre valley (009) - Felt - Bituminous Product	
S007	External General purpose room (010) - Roof slate - Cement Product	
X007	External Main roof (011) - Roof slate - Cement Product	

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RATOATH JUNIOR NATIONAL SCHOOL		
Sample No.	**Location – Description**	**Photo**
X007	External Middle lobby (012) - Roof slate - Cement Product	
X007	External Small extension roof (013) - Roof slate - Cement Product	

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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

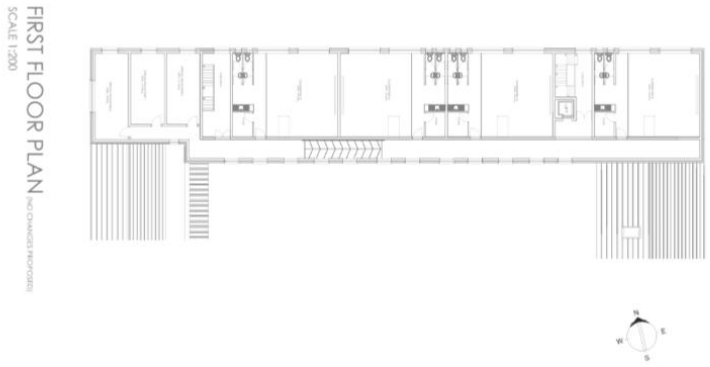
The vinyl floor tiles with bitumen adhesive, located in Classroom 9 and 10, contains Chrysotile asbestos.

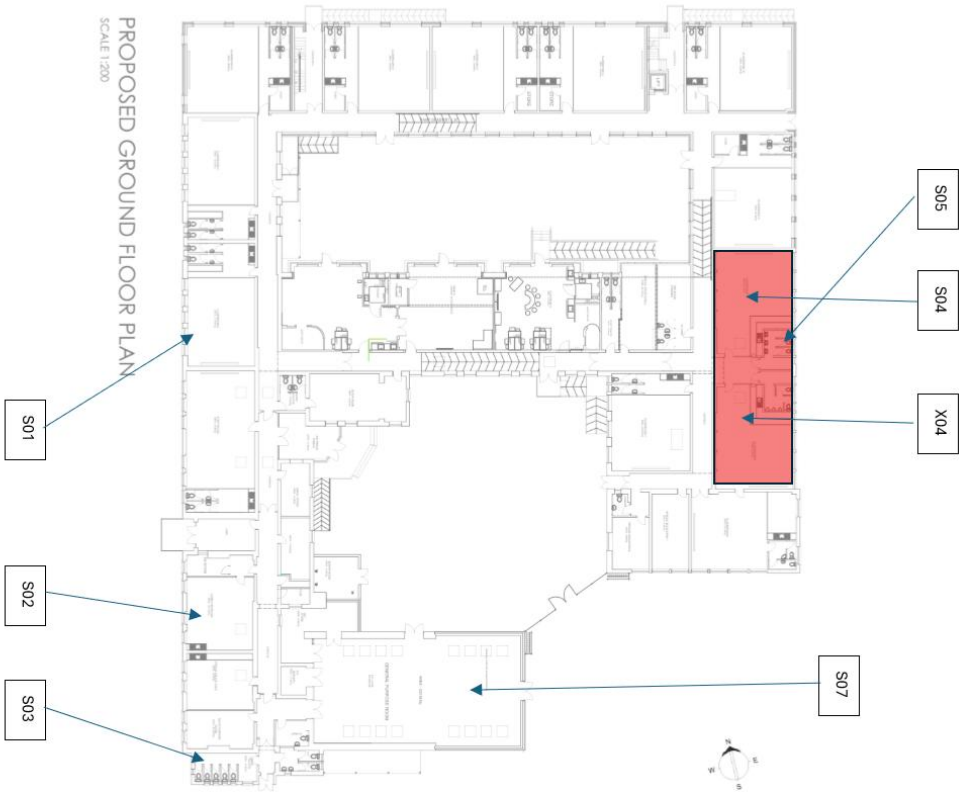
If the Asbestos Containing Materials are affected by refurbishment works it must be removed by a competent asbestos contractor. The resulting waste must be disposed of as 'Asbestos Waste' at a licensed facility. On completion of the works a Clearance Certificate must be issued by an independent asbestos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

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

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15. Drawings





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