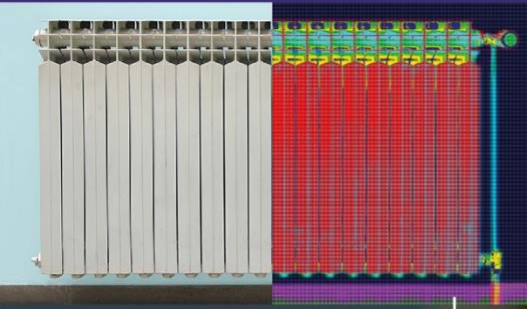
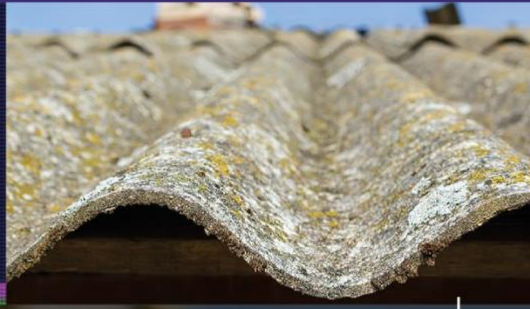




Thermographic Survey



Asbestos Service



Snagging Survey

Asbestos Survey



Roof Survey



Mediation Service



Building Survey



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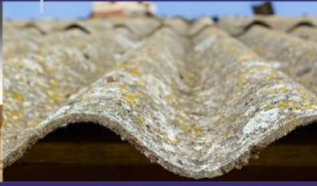
Building Survey

Asbestos Survey

Snagging Survey

Roof Survey

Mediation Service



Customer Details

Client Name: Mr James Godwin
Address: 8 Wood Lane
Norton-Juxta
Atherstone
CV9 3QB
Purpose of Report: ASBESTOS MANAGEMENT SURVEY
Report Reference: AMS|MJC|2025
Inspection Date: 16 Apr 2025
Surveyor Name: C McLean BSc Hons, MCIOB, CSRT, CSSW, DipDEA, UKAS-P402/P405
Building Surveyor Engineer Name: Greg Owen BSc (Hons) C Build E, MCABE

Property Image





Type of property: Agricultural Barns

No of bedrooms: 0 Bedrooms

State of repair: Poor Condition

Services: Electrical Supply Isolate / Disconnected

Tenure: Presumed Freehold

Location: Sheltered

Property Age: Unknown

General Description of Property (External)

- The agricultural buildings inspected were in a poor condition and no longer in use. The timber framed single height barn was partially collapsed due to age related deterioration. There were further steel framed buildings which were attached with a brickwork dividing wall.
- The timber frame building has an internal fibre cement wall and vaulted ceiling with a further profiled fibre cement roof covering. The larger agricultural buildings have steel frame supporting structures, with brickwork walls to approx. 2.0m and profiled fibre cement sheets above, the roofs to the building have a similar matching profiled sheet covering, the gutters and down pipes to the roofs were a mixture of fibre cement and PVCu.

INTRODUCTION

- An Asbestos Management Sample Survey of the property was carried out at the request of the client.
- The Survey has been carried out in accordance with the HSE document 'Asbestos' the survey guide' HSG264 (2010). Under instruction an Asbestos management Sample & Testing Analysis Survey was carried out to assess for any potential ACM's.
- Our asbestos surveying and sampling services are delivered by experienced surveyors holding as a minimum the BOHS P402 certificate and are performed in accordance with HSG264 and HSG 248 in laboratories accredited to UKATA, UKAS ISO 17020, ISO 17025.



General Description

Location
External
Area Size
Barn 1 & 2 - 36.20m Total Width x 27.10m Long
General Description of Area
The larger attached agricultural buildings had profiled fibre cement roof coverings which were <u>compromised and generally in a poor condition, the majority of walls had a similar fibre cement sheet covering to the upper elevations, water was discharged into a mixture of fibre cement and PVCu gutters and down pipes.</u>
Findings
- The fibre cement sheet roof coverings and wall linings are presumed to be an (Asbestos Containing Material), as per CAR2012 regulations. Following sample & testing of the potential Asbestos containing material Chrysotile (white asbestos) was detected at the time of inspection in the material tested in this area, (bulk fibre analysis report attached)
Number of Samples Taken
3

Building Survey

Asbestos Survey

Snagging Survey

Roof Survey

Mediation Service



Location of Sample

Wall Lining & Roof Covering

Material Sampled

Fiber cement board

Barn 1



| Building Survey

| Asbestos Survey

| Snagging Survey

| Roof Survey

| Mediation Service



Barn 1



Barn 1



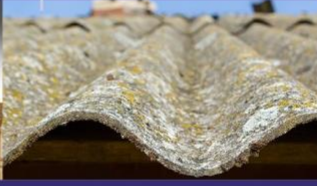
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Barn 1



Barn 1



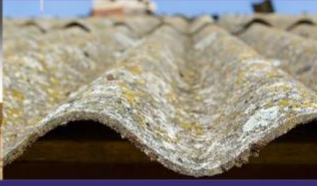
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Barn 1



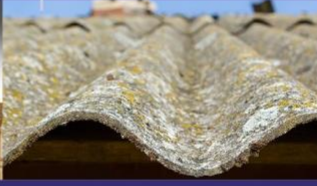
Barn 1



Building Survey



Asbestos Survey



Snagging Survey



Roof Survey



Mediation Service



Barn 1 - Gutter & Down Pipe



Barn 1 - Electrical Installation



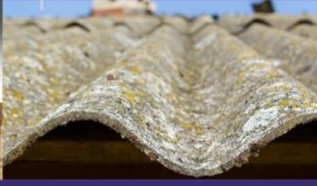
Building Survey

Asbestos Survey

Snagging Survey

Roof Survey

Mediation Service



Barn 1 - Roof Covering



Barn 1 - Roof Covering



Building Survey

Asbestos Survey

Snagging Survey

Roof Survey

Mediation Service



Barn 2



Barn 2



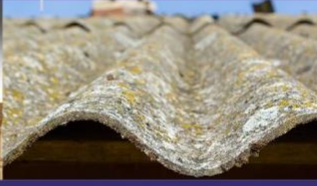
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| Asbestos Survey

| Snagging Survey

| Roof Survey

| Mediation Service



Barn 2



Barn 2



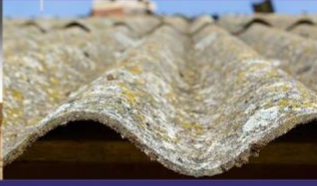
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Barn 2



Barn 2



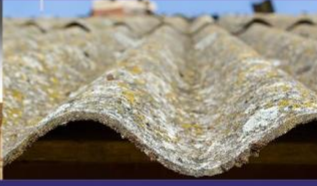
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Barn 2



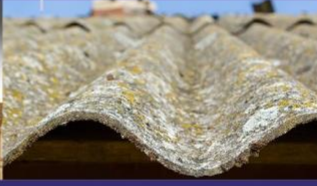
Barn 2 - Roof Covering



Building Survey



Asbestos Survey



Snagging Survey



Roof Survey



Mediation Service



Barn 2 - Roof Covering





Location

External

Area Size

Barn 3 - Approx. 9.0m Wide x 40.0m Long

General Description of Area

- The timber framed agricultural building was partially collapsed and in a poor condition. The internal walls and vaulted ceiling had a flat board fibre cement lining, the roof had a profiled roof sheet covering, there were no gutters to the building.

Findings

- The fibre cement sheet roof coverings, wall and ceiling linings are presumed to be an (Asbestos Containing Material), as per CAR2012 regulations.
- **Following sample & testing of the potential Asbestos containing material Chrysotile (white asbestos) was detected at the time of inspection in the material tested in this area, (bulk fibre analysis report attached)**

Number of Samples Taken

3



Location of Sample

Wall Lining, Ceiling Lining & Roof Covering

Material Sampled

Fiber cement board

Barn 3



| Building Survey

| Asbestos Survey

| Snagging Survey

| Roof Survey

| Mediation Service



Barn 3



Barn 3



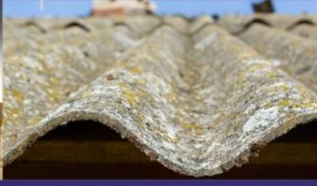
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Barn 3



Barn 3



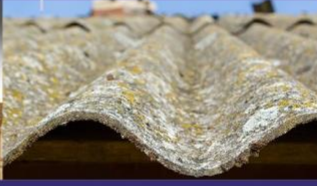
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Barn 3 - Vaulted Ceiling Lining



Barn 3 - Vaulted Ceiling Lining



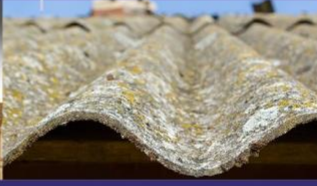
Building Survey

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Barn 3 - Vaulted Ceiling Lining



Barn 3 - Wall Lining



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Barn 3 - Wall Lining



Barn 3 - Wall Lining



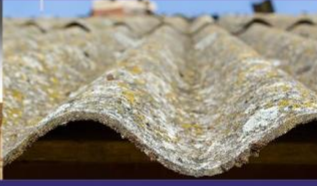
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Roof Survey

Mediation Service



Barn 3 - Electrical Installation



Barn 3 - Roof Covering



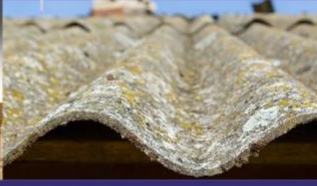
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Barn 3 - Roof Covering



Barn 3 - Roof Covering





Health and Safety Survey Caveat

- This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of asbestos containing material within the accessible areas of the building. Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed or otherwise exposed. These fibres can cause a hazard to health when inhaled.
- If there is a risk that any work activity that intrudes beyond the surface finish of this building may potentially expose or disturb asbestos fibres and thereby create a potential health hazard. Persons or organisations carrying out these activities are advised to conduct appropriate risk assessment in order to identify and control these hazards.

For Example:

- Corrugated roofing, tiles, 'slates', soffits, gutters, downpipes, walls and panels.
- Insulation under the roof, on beams and stanchions.
- Boards and panels, and any insulation between these.
- Insulation around pipes, on a heater, boiler, calorifier, in storage heaters.
- Decorative coatings on walls or ceilings.
- Insulation around windows.
- Water cistern.
- Flues, wastewater pipes.
- Plastic floor tiles.
- Bitumen

NB: The use of Asbestos Material in the UK was banned in 1999, therefore there is NO requirement to carry out any Asbestos Management Survey Sampling on Buildings completed after the year 2000.

What is Asbestos?

- Asbestos is a general name given to several naturally occurring fibrous minerals that have crystallised to form fibres. Asbestos fibres do not dissolve in water or evaporate, they are resistant to heat, fire, chemical and biological degradation and are mechanically strong.



Asbestos is generally divided into two sub-groups: serpentine and amphiboles. Serpentine asbestos (chrysotile or white asbestos) was the most commonly used type of asbestos. Chrysotile asbestos fibres are soft, flexible and curved and far less hazardous than the amphibole type. Amphibole fibres (crocidolite-blue asbestos, amosite-brown asbestos, tremolite, actinolite and anthophyllite) are brittle fibres and are often rod- or needle-like in appearance. It is this form that is more hazardous to health. Crocidolite was the most commonly used amphibole asbestos in the past.

Use of Asbestos

- The properties of asbestos made it an ideal material for use in a number of products, including insulation material for buildings, boilers and pipes; car brakes and floor tiles, insulating board to protect buildings and ships against fire; asbestos cement for roofing sheets and pipes. Due to the risks to health following inhalation exposure to asbestos the importation of blue and brown asbestos has been banned in the UK since 1985. This ban was extended to include white asbestos in 1999.

How asbestos gets into the environment

- Asbestos is widespread in the environment. It may enter the atmosphere due to the natural weathering of asbestos-containing ores or damage and breakdown of asbestos-containing products including insulation, car brakes and clutches, ceiling and floor tiles and cement.

Exposure to asbestos

- People may come into contact with asbestos from existing asbestos-containing materials in buildings and products. If they are intact, they pose very little risk. However, if asbestos containing products are damaged in some way, fibres may be released. Caution should be taken when doing DIY work in buildings containing asbestos. People are most likely to be exposed to asbestos fibres by breathing in fibres that are suspended in air.
- People also may swallow small amounts of the fibres if the asbestos enters the soil or drinking water. Although asbestos does not dissolve, fibres may enter water after being eroded from natural sources, from asbestos-cement or from asbestos-containing filters. However, there is no evidence the ingestion of asbestos fibres is hazardous to health.
- Those involved in demolition work, asbestos abatement, building repair and maintenance may be exposed to higher levels of asbestos as disturbing such materials releases fibres into the air.



How exposure to asbestos could affect your health

- The presence of asbestos in the environment does not always lead to exposure as you must come into contact with the fibres. You may be exposed by breathing, eating, or drinking the substance or by skin contact. Following exposure to any hazardous chemical, the adverse health effects that you may encounter depend on several factors, including the amount to which you are exposed (dose), the duration of exposure, the way you are exposed, the form of asbestos and if you were exposed to any other chemicals.
- All forms of asbestos fibres are hazardous as they can induce cancer following inhalation exposure, but amphibole forms of asbestos (including blue and brown) are more hazardous to health than chrysotile (white).
- Breathing in high concentrations of asbestos for a long period of time mainly affects the lungs, causing a disease called asbestosis where breathing becomes difficult, and the heart enlarges. Asbestosis may take decades to develop. Asbestosis sufferers are at an increased risk of cancer. Exposure to lower concentrations of asbestos over time may result in a general (diffuse pleural thickening) or localised (pleural plaques) thickening of the lung lining.
- Warts and corns may form around asbestos fibres that become embedded in the skin. The World Health Organization (WHO) has stated that there is no consistent evidence that ingested asbestos is hazardous to health.

Asbestos and cancer

- The International Agency for Research on Cancer has classified all forms of asbestos as being carcinogenic to humans. Asbestos causes mesothelioma (type of cancer that forms on the protective tissue that covers the lungs or the abdomen) and cancer of the lung, larynx (voice box) and ovary.

Vulnerable people

- People with breathing problems such as asthma may be more sensitive to the effects of asbestos.

Pregnancy and the unborn child

- Several experimental studies have suggested that asbestos does not cause adverse pregnancy outcomes or birth defects.



Children

- It is not possible to say whether children are more susceptible to asbestos-related injury. However, due to the increased life expectancy of children compared to adults, there is an increased lifetime risk of mesothelioma as a result of the long period of time this disease takes to develop. They are therefore more vulnerable to developing mesothelioma than an adult exposed to the same amount.

What to do if you are exposed to asbestos

- Intact asbestos materials in a place where they are unlikely to be disturbed should not cause any harm. If you come into contact with asbestos fibres, you should remove yourself from the source of exposure. If you have got asbestos fibres on your skin and clothes do not shake or brush the fibres off as this will make them airborne and prone to being inhaled. Remove all visible dust and fibres from the body, clothing and footwear by wet wiping with a damp cloth using a gentle patting action. Remove any contaminated clothing (not over the head) and place in a bag with the damp cloth.

Contact your local authority for advice on disposal of the clothing.

- If you have any health concerns regarding exposure to asbestos seek guidance from your GP or contact NHS 111.

ASBESTOS ESSENTIALS

- This is a useful guidance document produced by the HSE which is a task manual for building, maintenance, and allied trades of non-licensed asbestos work.
- Designed to be durable, practical, and small enough to fit in your toolbox, Asbestos essentials use a series of task sheets, with over 100 full colour photos and illustrations, to describe 'good practice' for non-licensed tasks and covers the action needed to reduce exposure to an adequate level.
- It is aimed at all workers who may come into contact with asbestos, including electricians, builders, plumbers, carpenters etc. It will be useful to employees, the self-employed and managers.
- Although the general content/guidance remains the same, this fourth edition has been updated in line with changes to the Asbestos Regulations and to better reflect asbestos guidance on HSE's website and the Asbestos Approved Code of Practice, L143.



Asbestos essentials task sheets

- For advice on when and how you should use these sheets make sure you printout and read A0 - Introduction to Asbestos essentials (PDF). These can be downloaded for free on the HSE website.

Equipment and method sheets

- Work with asbestos cement (AC) (non-licensed)
- Working with textured coatings (TC) containing asbestos (non-licensed)
- Strictly controlled minor work on Asbestos Insulating Board (AIB)
- Safe work with undamaged asbestos materials
- Removal and replacement of other asbestos containing materials.
- Fly-tipped waste.

Equipment and method sheets

- EM0. Risk assessments and plans of work (PDF)
- EM1. What to do if you discover or accidentally disturb asbestos during your work (PDF)
- EM2. Information, instruction, and training (PDF)
- EM3. Building and dismantling a mini-enclosure (PDF)
- EM4. Using a class-H vacuum cleaner for asbestos (PDF)
- EM5. Wetting asbestos materials (PDF)
- EM6. Personal protective equipment (including RPE) (PDF)
- EM7. Using damp rags to clean surfaces of minor asbestos contamination (PDF)
- EM8. Personal decontamination (PDF)
- EM9. Disposal of asbestos waste (PDF)
- EM10. Statement of cleanliness after textured coating removal (PDF)

Work with asbestos cement (AC) (non-licensed)

- A9. Drilling holes in asbestos cement (AC) and other highly bonded materials (PDF)
- A10. Cleaning debris from guttering on an asbestos cement (AC) roof (PDF)
- A11. Removing asbestos cement (AC) debris (PDF)
- A12. Cleaning weathered asbestos cement (AC) roofing and cladding (PDF)
- A13. Repairing damaged asbestos cement (AC) (PDF)
- A14. Removing asbestos cement (AC) sheets, gutters, etc. and dismantling a small AC structure (PDF)



- A15. Removing asbestos cement (AC) or reinforced plastic product, egg tank, duct, water cistern (PDF)
- A16. Painting asbestos cement (AC) products (PDF)
- A35. Replacing an asbestos cement (AC) flue or duct (PDF)
- A36. Removing an asbestos cement (AC) panel outside, beside or beneath a window (PDF)

Working with textured coatings (TC) containing asbestos (non-licensed)

- A26. Drilling and boring through textured coatings (PDF)
- A27. Inserting and removing screws through textured coatings (PDF)
- A28. Removing textured coating from a small area, for example 1m² (PDF)
- A29. Cleaning up debris following collapse of a ceiling or wall covered with textured coating (PDF)

Strictly controlled minor work on Asbestos Insulating Board (AIB)

- A1. Drilling holes in asbestos insulating board (AIB) (PDF)
- A2. Removing a single (screwed-in) asbestos insulating board (AIB) ceiling tile (PDF)
- A3. Removing a door with asbestos insulating board (AIB) fireproofing (PDF)
- A4. Removing a single asbestos insulating board (AIB) panel less than 1m², fixed in with nails or screws (PDF)
- A5. Cleaning light fittings attached to asbestos insulating board (AIB) (PDF)
- A6. Repairing minor damage to asbestos insulating board (AIB) (PDF)
- A7. Painting undamaged asbestos insulating board (AIB) (PDF)

Safe work with undamaged asbestos materials

- A8. Enclosing undamaged asbestos materials to prevent impact damage (PDF)
- A20. Laying cables in areas containing undamaged asbestos materials (PDF)
- A34. Removing pins and nails from an asbestos insulating board panel (AIB) (PDF)

Removal and replacement of other asbestos containing materials.

- A17. Removing asbestos paper linings (PDF)
- A18. Removing asbestos friction linings (PDF)
- A19. Removing an asbestos fire blanket (PDF)
- A21. Removing asbestos-containing bituminous products, such as roofing felt, gutter linings or damp-proof courses (PDF)



- A22. Removing metal cladding lined with asbestos-containing bitumen (PDF)
- A23. Removing asbestos-containing floor tiles and mastic (PDF)
- A24. Removing flexible asbestos duct connectors (gaiters) (PDF)
- A25. Removing compressed asbestos fibre (CAF) gaskets and asbestos rope seals (PDF)
- A30. Removing an asbestos-containing 'arc shield' from electrical switchgear (PDF)
- A31. Removing a single asbestos-containing gas or electric heater (PDF)
- A32. Replacing an asbestos-containing part in a 'period' domestic appliance (PDF)
- A33. Replacing an asbestos-containing fuse box or single fuse assembly (PDF)
- A37. Removing asbestos-containing mastic, sealant, beading, filler, putty or fixing (PDF)

Fly-tipped waste.

- A38. How to deal with fly-tipped asbestos waste (PDF)

This Asbestos Survey is produced by a Qualified Surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Asbestos Survey aims to:

- Help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property.
- Provide detailed advice on condition.
- Describe the identifiable risk of potential or hidden defects.
- Where practicable and agreed, provide an estimate of costs for identified repairs.
- Make recommendations as to any further actions or advice which need to be obtained before committing to purchase.
- Where estimated repair costs have been given, these are very basic estimates based on my experience in dealing with these types of repairs and the costs involved.
- It is always recommended that you engage the services of at least three contractors to ensure you receive value for money.
- No below ground investigations have been carried out and no drainage survey has been undertaken.



Limitations to Survey/Terms & Conditions

This was a non-intrusive inspection and limited to commenting upon the possible ACM's and condition noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or roof area not more than 5m above ground level. It may therefore not be possible to inspect roofs above this level without a suitable scaffold or access platform. In such cases pitched roofs, may be inspected with the aid of zoom Optics. The surveyor will follow the guidance given in surveying safety issued by RICS in April 1991.

This incorporates the guidance given in Guidance note GS31 on the safe use of ladders and step ladders issued by the Health & Safety Executive.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that all bylaws, building regulations and other required consents have been obtained. The surveyor will not verify whether any such consents, have been obtained. The client and his/her legal advisors should make all necessary enquiries. Drawings-specifications will not be inspected by the surveyor.

The surveyor will assume is unaffected by any matters which would be revealed by a local search (or the equivalent) and reply's to the usual enquiries, or by a statutory notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.)

The client will pay the surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

The report is for the sole use of the named client and is confidential to the client and his/her professional advisors. Any other parties rely on the report at their own risk. The report must not be reproduced, in whole or in part, without the prior written consent, of the surveyor.

Note: A building survey report does not automatically include advice upon value or a reinstatement cost assessment/replacement for insurance Purposes. However, the surveyor will be prepared to provide such opinions-assessments if these are agreed from the outset.