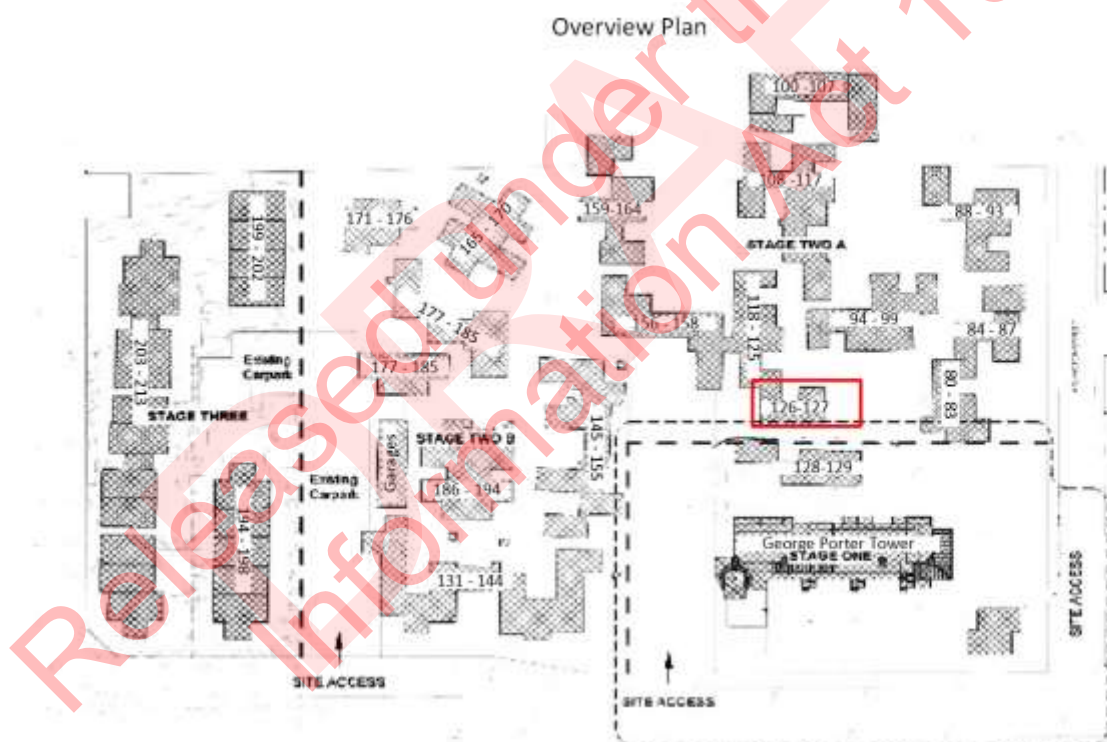




Asbestos Demolition Survey

Kainga Ora Homes & Communities
Units 126 & 127
Arlington Street
Mount Cook
Wellington
6011



Conducted By Paul Dupree (P401-P405) & Chelsea Wright

On 16/06/2020 to 17/08/2020

Report Number: S-14249/37184

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1.0 INTRODUCTION AND SITE INFORMATION

Site Address: Units 126 & 127
Arlington Street
Mount Cook
Wellington

Client Name and Address: Kainga Ora Homes & Communities
PO Box 2628, Wellington, 6140

Client Contact: Project Manager

Survey Date(s): 16/06/2020 to 17/08/2020

Report Issue Date: 27/08/2020

Name of Surveyor(s):
Paul Dupree (P401-P405) &
Chelsea Wright

Name of Quality Reviewer:
Paul Dupree

9(2)(a)



1.1 Scope of the Survey

The scope of this survey was to locate and identify asbestos containing materials within the structures and scope defined by the client. This report is designed to be kept as a record of assessment of the extent and characteristics of the asbestos found and is based on information made available on 16/06/2020 to 17/08/2020.

The survey is based on the WorkSafe Good Practice Guidelines on Conducting Asbestos Surveys, October 2016 and the UK Asbestos: The Survey Guide (HSG264). A comprehensive inspection of the building interior and exterior was undertaken, and samples of any suspect materials were collected and taken to the laboratory for analysis. During the course of the survey, 18 samples were collected and analysed.

1.2 Building / Site Description

Site Description: Multi unit domestic properties

Age of Building: 1970's

2.0 SURVEY FINDINGS

A Demolition Survey of Units 126 & 127 located at Arlington Street, Mount Cook, Wellington was conducted on 16/06/2020 to 17/08/2020 by Paul Dupree (P401-P405) & Chelsea Wright of Capital Environmental Services (2005) Ltd.

2.1 Summary of Asbestos Locations

The following table details the locations that were found to contain asbestos or presumed to contain asbestos and the material risk, together with a brief recommendation. The asbestos containing materials (ACMs) identified during the survey have been assessed using a material assessment score (see section 3 – Survey Results and Section 7.2 – Material Assessment Score). This has been used to categorise each one according to its potential, ranging from high, medium, low and very low, to release fibres.

Unit 126						
Floor	CES Location Number	Room Name	Material Description	Sample No.	Material Risk	Recommended Action
Ground Floor	011	Ceiling	Textured coating to concrete ceiling - Textured coating	5/39916	Very Low	Remove
Ground Floor	014	Kitchen	Residue of concrete beneath modern vinyl & screed - floor	2/39913	Medium	Remove
Ground Floor	015	Bathroom	Residues to concrete beneath modern vinyl floor	S013/39914	Medium	Remove

Unit 127						
Floor	CES Location Number	Room Name	Material Description	Sample No.	Material Risk	Recommended Action
1st Floor	008	Kitchen	Paper backed vinyl beneath modern vinyl & screed - Vinyl with paper backing	S007/39908	Low	Remove
1st Floor	009	Bathroom	Paper backed vinyl beneath modern vinyl - Vinyl with paper backing	X007/39908	Medium	Remove

Units 126 & 127						
Floor	CES Location Number	Room Name	Material Description	Sample No.	Material Risk	Recommended Action
External	099	External	Cement panels to walls of electric cupboard - Cement Product	SP001	Medium	Remove
External	099	External	Fuses to electrics cupboard - Textile	SP002	Very Low	Remove
External	099	External	Canopy to flat 127 - Cement Product	SP003	Medium	Remove

2.2 No Access Areas

The following table details the areas that were not accessed during the survey. These areas should be presumed to contain asbestos until proven otherwise. Please refer to the full building register for limited access and no access comments.

All areas within scope of survey were accessed


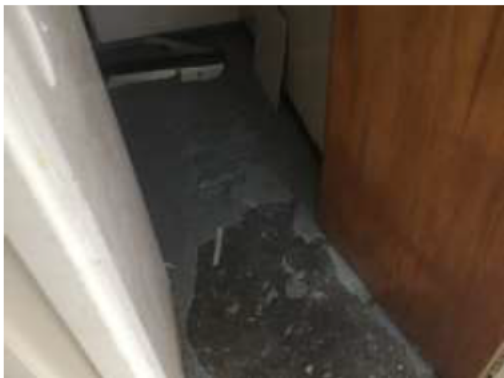
2.3 General Recommendations

All maintenance staff should be familiar with the attached asbestos register, building plans and full building register which identify the positions of Asbestos Containing Materials (ACM's) and suspect ACM's. These documents should always be included in a site safety induction for all external contractors.

An annual assessment of the condition should be made, any changes must be recorded in the asbestos register and consideration be given to abatement or demolition procedures.

Care should always be taken when working in and around wall penetrations and on materials that were not assessed during the survey. Any suspect materials should be analysed for asbestos in an IANZ accredited laboratory.

3.0 SURVEY RESULTS



Building / Floor	Unit 126 / Ground Floor	
Location	015	Bathroom
Sample Number	S013/39914	
Item / Position	Residues to concrete beneath modern vinyl	
Material	Paper	
Extent (approx.)	5 m ²	
Product Type	AIB, textiles, gaskets, ropes, paper etc.	2
Condition	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	3
Surface Treatment	Unsealed, B, textiles or encapsulated lagging and sprays	2
Asbestos Type	Chrysotile	1
Material Assessment	Medium	8
Recommendation	Remove	

Comments	Material should be removed following asbestos procedures by an asbestos contractor holding appropriate licence in accordance with the regulations.
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Building / Floor	Unit 126 / Ground Floor	
Location	014	Kitchen
Sample Number	S012/39913	
Item / Position	Residues to concrete beneath modern vinyl & screed - Under screed.	
Material	Paper	
Extent (approx.)	4 m ²	
Product Type	AIB, textiles, gaskets, ropes, paper etc.	2
Condition	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	3
Surface Treatment	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	1
Asbestos Type	Chrysotile	1
Material Assessment	Medium	7
Recommendation	Remove	


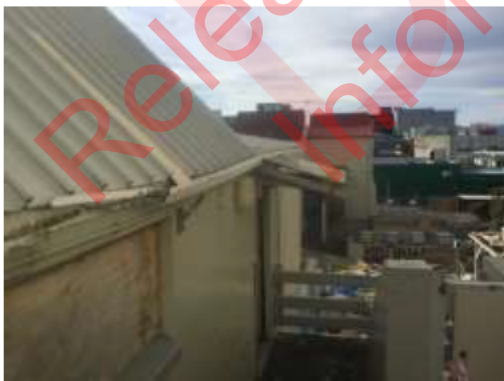
Comments

Material should be removed following asbestos procedures by an asbestos contractor holding appropriate licence in accordance with the regulations.

 	Building / Floor	Unit 127 / 1st Floor	
	Location	008	Kitchen
	Sample Number	S007/39908	
	Item / Position	Paper backed vinyl beneath modern vinyl & screed - Under screed.	
	Material	Vinyl with paper backing	
	Extent (approx.)	4 m ²	
	Product Type	AIB, textiles, gaskets, ropes, paper etc.	2
	Condition	Low damage - A few scratches or surface marks, broken edges on boards, tiles etc.	1
	Surface Treatment	Enclosed spaces and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	1
	Asbestos Type	Chrysotile	1
Material Assessment	Low	5	
Recommendation	Remove		
Comments	Material should be removed following asbestos procedures by an asbestos contractor holding appropriate licence in accordance with the regulations.		

No Photo Available	Building /	Unit 26 / Ground Floor	
	Location	011	Ceiling
	Sample Number	S015/39916	
	Item / Position	Textured coating to concrete ceiling	
	Material	Textured coating	
	Extent (approx.)	22 m²	
	Product Type	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)	1
	Condition	Low damage - A few scratches or surface marks, broken edges on boards, tiles etc.	1
	Surface Treatment	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	1
	Asbestos Type	Chrysotile	1
No Photo Available	Material Assessment	Very Low	4
	Recommendation	Remove	
Comments	Material should be removed following asbestos procedures by an asbestos contractor holding appropriate licence in accordance with the regulations.		

 	Building / Floor	Unit 127 / 1st Floor	
	Location	009	Bathroom
	Sample Number	X007/39908	
	Item / Position	Paper backed vinyl beneath modern vinyl	
	Material	Vinyl with paper backing	
	Extent (approx.)	5 m ²	
	Product Type	AIB, textiles, gaskets, ropes, paper etc.	2
	Condition	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	3
	Surface Treatment	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	1
	Asbestos Type	Chrysotile	1
Comments	Material should be removed following asbestos procedures by an asbestos contractor holding appropriate licence in accordance with the regulations.		bestos contractor holding appropriate licence in

 	Building / Floor	Unit 126 & 127 / External	
	Location	099	External
	Sample Number	SP003	
	Item / Position	Canopy to flat 127 - Previously sampled as positive on other blocks	
	Material	Cement Product	
	Extent (approx.)	2 m ²	
	Product Type	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)	1
	Condition	Medium damage - significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
	Surface Treatment	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	1
	Asbestos Type	Presumed 3	3
Comments	Material should be removed following asbestos procedures by an asbestos contractor holding appropriate licence in accordance with the regulations.		



	Building / Floor	Units 126 & 127 / External	
	Location	099	External
	Sample Number	SP001	
	Item / Position	Cement panels to walls of electric cupboard - Previously sampled as positive on other blocks	
	Material	Cement Product	
	Extent (approx.)	2 m ²	
	Product Type	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)	1
	Condition	Medium damage - significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibr	2
	Surface Treatment	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	1
	Asbestos Type	Presumed 3	3
	Material Assessment	Medium	7
	Recommendation	Remove	
	Comments	Material should be removed following asbestos procedures by an asbestos contractor holding appropriate licence in accordance with the regulations.	

Building / Floor	Units 126 & 127 / External	
Location	099	External
Sample Number	SP002	
Item / Position	Fuses to electric cupboard	
Material	Textile	
Extent (approx.)	1 no	
Product Type	AIB, textiles, gaskets, ropes, paper etc.	2
Condition	Good condition - No visible damage	0
Surface Treatment	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	1
Asbestos Type	Presumed 1	1
Material Assessment	Very Low	4
Recommendation	Remove	

Comments

Material should be removed following asbestos procedures by an asbestos contractor holding appropriate licence in accordance with the regulations.

	Building / Floor	Unit 127 / Throughout	
	Location	001	Throughout
	Sample Number	S001/37184	
	Item / Position	Joint compound to walls throughout - Quantity is a rough estimate. Wallpaper has not been removed throughout to quantify.	
	Material	Plaster	
	Extent (approx.)	Estimated 100 lin m	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
	Material Assessment	N/A	0
	Recommendation	No recommendation required	
Comments			

 	Building / Floor	Unit 127 / Throughout	
	Location	001	Throughout
	Sample Number	S005/39906	
	Item / Position	Packers to framework	
	Material	Bitumen/tar	
	Extent (approx.)	140 lin m	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
	Material Assessment	N/A	0
	Recommendation	No recommendation required	
Comments			

 	Building / Floor	Unit 127 / 1st Floor	
	Location	002	Entrance
	Sample Number	S006/39907	
	Item / Position	Switchboard	
	Material	Bakelite	
	Extent (approx.)	1 no	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NA	-
	Material Assessment	N/A	0
	Recommendat	No recommendation required	
Comments			

 	ing / Floor	it 127 / 1st Floor	
	L ation	00	Kitchen
	Sam le Numb	S018/39919	
	Item Po ion	Panel to side of oven area	
	Materia	Insulation board	
	Extent (a rox.)	0.25 m ²	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
	Material Assessment	N/A	0
	Recommendation	No recommendation required	
Comments			

	Building / Floor	Unit 126 / Throughout	
	Location	010	Throughout
	Sample Number	S002/37185	
	Item / Position	Joint compound to walls throughout - Quantity is a rough estimate. Wallpaper has not been removed throughout to quantify.	
	Material	Plaster	
	Extent (approx.)	Estimated 60 lin m	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
	Material Assessment	N/A	0
	Recommendation	No recommendation required	
Comments			


Building / Floor	Unit 126 / Throughout	
Location	010	Throughout
Sample Number	S014/39915	
Item / Position	Lining paper to right side wall behind framework	
Material	Bitumen paper	
Extent (approx.)	20 m ²	
Product Type	-	-
Condition	-	-
Surface Treatment	-	-
Asbestos Type	NAD	-
Material Assessment	N/A	0
Recommendation	No recommendation required	

Comments

	Building / Floor	Unit 126 / Ground Floor	
	Location	011	Ceilings
	Sample Number	S003/37186	
	Item / Position	Textured coating	
	Material	Plaster	
	Extent (approx.)	16 no	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NA	-
	Material Assessment	N/A	0
	Recommendat	No recommendation required	
Comments	Present to entrance and living room.		

No Photo Available	ing / Floor	it 126 / Ground Floor	
	L ation	01	Entrance
	Sam le Numb	S011/39912	
	Item Po ion	Residues to concrete beneath carpet	
	Materia	Paper	
	Extent (a rox.)	3 m ²	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
	Material Assessment	N/A	0
	Recommendation	No recommendation required	
Comments			

	Building / Floor	Unit 126 / Ground Floor	
	Location	015	Bathroom
	Sample Number	S004/37187	
	Item / Position	Skim to ceiling	
	Material	Plaster	
	Extent (approx.)	7 m ²	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NA	-
Material Assessment	N/A	0	
Recommendat	No recommendation required		
Comments			

	ing / Floor	it 127 / 1st Floor	
	L ation	01	Ceiling
	Sam le Numb	S008/39909	
	Item Po ion	Dust to lining paper above chipboard ceiling	
	Materia	Dust and debris	
	Extent (a rox.)	50 m²	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
Material Assessment	N/A	0	
Recommendation	No recommendation required		
Comments			

	Building / Floor	Unit 127 / 1st Floor	
	Location	016	Ceiling
	Sample Number	S009/39910	
	Item / Position	lining paper above chipboard ceiling	
	Material	Bitumen paper	
	Extent (approx.)	50 m²	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NA	-
	Material Assessment	N/A	0
	Recommendat	No recommendation required	
Comments			

 	ing / Floor	it 127 / 1st Floor	
	L ation	01	Ceiling
	Sam le Numb	S010/39911	
	Item Po ion	Foil lining paper above chipboard ceiling	
	Materia	Bitumen paper	
	Extent (a rox.)	50 m²	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
	Material Assessment	N/A	0
	Recommendation	No recommendation required	
Comments			


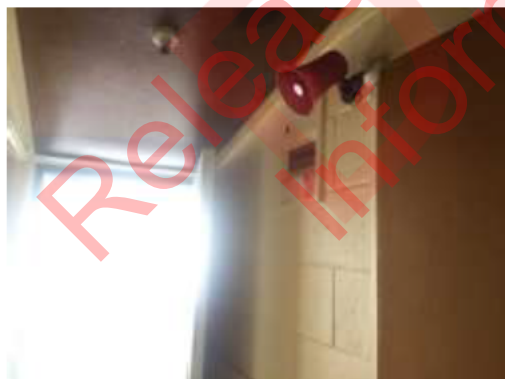
Building / Floor	Units 126 & 127 / External	
Location	099	External
Sample Number	S016/39917	
Item / Position	Bitumen coating to blockwork	
Material	Bitumen/tar	
Extent (approx.)	180 m ²	
Product Type	-	-
Condition	-	-
Surface Treatment	-	-
Asbestos Type	NA	-
Material Assessment	N/A	0
Recommendat	No recommendation required	

Comments

 	ing / Floor	its 126 & 127 / External	
	L ation	09	External
	Sam le Numb	S017/39918	
	Item Po ion	Expansion joint to blockwork	
	Material	Mastic	
	Extent (a rox.)	5 lin m	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
	Material Assessment	N/A	0
	Recommendation	No recommendation required	
Comments			

Building / Floor	Unit 126 / Throughout	
Location	010	Throughout
Sample Number	X005/39906	
Item / Position	Packers to framework	
Material	Bitumen/tar	
Extent (approx.)	140 lin m	
Product Type	-	-
Condition	-	-
Surface Treatment	-	-
Asbestos Type	NA	-
Material Assessment	N/A	0
Recommendat	No recommendation required	

Comments

 	ing / Floor	it 126 / Ground Floor	
	L ation	01	Entrance
	Sam le Numb	X006/39907	
	Item Po ion	Switchboard	
	Materia	Bakelite	
	Extent (a rox.)	1 no	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
	Material Assessment	N/A	0
	Recommendation	No recommendation required	
Comments			

	Building / Floor	Unit 126 / Ground Floor	
	Location	014	Kitchen
	Sample Number	X004/37187	
	Item / Position	Skim to ceiling	
	Material	Plaster	
	Extent (approx.)	4 m ²	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NA	-
Material Assessment	N/A	0	
Recommendat	No recommendation required		
Comments			

	ing / Floor	it 126 / Ground Floor	
	L ation	01	Kitchen
	Sam le Numb	X008/39909	
	Item Po ion	Panel to side of oven area	
	Materia	Insulation board	
	Extent (a rox.)	0.25 m²	
	Product Type	-	-
	Condition	-	-
	Surface Treatment	-	-
	Asbestos Type	NAD	-
Material Assessment	N/A	0	
Recommendation	No recommendation required		
Comments			

4.0 ASBESTOS REGISTER

Unit 126										
Floor	CES Location Number	Room Name	Material	Extent (approx.)	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Ground Floor	015	Bathroom	Residues to concrete beneath modern vinyl - Paper	5 m ²	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	Unsealed, textured or encapsulated lagging and pipes	S013/39914	Chrysotile	8	Remove
Ground Floor	014	Kitchen	Residues to concrete beneath modern vinyl & screed - Paper	4 m ²	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	Enclosed pipes and lagging, B with exposed painted or encapsulated asbestos cements sheets etc	S012/39913	Chrysotile	7	Remove
Ground Floor	011	Ceiling	Textured coating to concrete ceiling - Textured coating	22 m	Low damage - A with scratch surface marks, broken edges on boards, tiles etc.	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	S015/39916	Chrysotile	4	Remove

Unit 127										
Floor	CES Location Number	Room Name	Material	Extent (approx.)	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
1st Floor	008	Kitchen	Paper backed vinyl beneath modern vinyl & screed - Vinyl with paper backing	4 m ²	Low damage - A few scratches or surface marks, broken edges on boards, tiles etc.	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	S007/39908	Chrysotile	5	Remove
1st Floor	009	Bathroom	Paper backed vinyl beneath modern vinyl - Vinyl with paper backing	5 m ²	High damage or delamination of materials, spray and thermal insulation. Visible asbestos debris	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	S007/39908	Chrysotile	7	Remove

Unit 126 & 127										
Floor	CES Location Number	Room Name	Material	Extent (approx.)	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	099	External	Cement panels to walls of electric cupboard Cement Product	1 m ²	Medium damage - significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets etc	SP001	Presumed 3	7	Remove

Units 126 & 127										
Floor	CES Location Number	Room Name	Material	Extent (approx.)	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	099	External	Canopy to flat 127 - Cement Product	2 m ²	Medium damage - significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	Enclosed sprays and lagging, AIB with exposed face painted or encapsulated, asbestos cements sheets	SP003	Presumed 3	7	Remove
External	099	External	Fuses to electrics cupboard - Textile	1 no	Good condition - No visible damage	Enclosed spr and lagging, AIB exposed face painted or encapsulated, asbestos cements sheets etc	SP002	Presumed 1	4	Remove

4.1 Non-Asbestos Register

Unit 126			
Floor	CES Location Number	Room Name	Item / Material
Ground Floor	011	Ceilings	Textured coating : Plaster S-14249/S003 (NAD)
Ground Floor	012	Entrance	Doors and frames: Wood Walls: Plaster Board Walls behind plasterboard: Breeze Block
Ground Floor	012	Entrance	Residues to concrete beneath carpet: Paper S-14249/S011 (NAD)
Ground Floor	012	Entrance	Switchboard : Bakelite S-14249/X006 (NAD)
Ground Floor	013	Living/Bedroom	Doors and frames: Wood Floor beneath carpet : concrete Right side wall: Plaster Board Walls: Plaster Board Walls behind plasterboard: Breeze Block
Ground Floor	014	Kitchen	Doors and frames: Wood Gas sink: Chip Board Walls: Plaster Board Walls behind plasterboard: Breeze Block
Ground Floor	014	Kitchen	Panel to side of oven area : Insulation board S-14249/X008 (NAD)
Ground Floor	014	Kitchen	Skim to ceiling : Plaster S-14249/X004 (NAD)
Ground Floor	015	Bathroom	Bath panel: Hardboard Doors and frames: Wood Laminated panels to bath surround and behind sink: Hardboard Walls: Plaster Board Walls behind plasterboard: Breeze Block
Ground Floor	015	Bedroom	Skim to ceiling : Plaster S-14249/S004 (NAD)
Throughout	010	Throughout	Framework : Wood Framework to right side wall: Metal
Throughout	010	Throughout	Joint compound to walls throughout : Plaster S-14249/S002 (NAD)
Throughout	010	Throughout	Lining paper to right side wall behind framework : Bitumen paper S-14249/S014 (NAD)
Throughout	010	Throughout	Packers to framework : Bitumen/tar S-14249/X005 (NAD)

Unit 127			
Floor	CES Location Number	Room Name	Item / Material
1st Floor	002	Entrance	Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block
1st Floor	002	Entrance	Switchboard : Bakelite S-14249/S006 (NAD)
1st Floor	003	Bedroom 1	Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block
1st Floor	004	Bedroom 2	Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block
1st Floor	005	Bedroom 3	Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block
1st Floor	006	Hallway	Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block
1st Floor	007	Living room	Boiler year 1997: Modern Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block
1st Floor	008	Kitchen	Doors and frames: Wood Gasket to sink: Chip Board Walls: Plaster Board Walls behind plasterboard: Breeze Block
1st Floor	008	Kitchen	Panel to side of oven area : Insulation board S-14249/S018 (NAD)
1st Floor	009	Bathroom	Bath panel: Hardboard Doors and frames: Wood Laminated panels to bath surround and behind sink: Hardboard Walls: Plaster Board Walls behind plasterboard: Breeze Block
1st Floor	016	Ceiling	Ceiling : Chip Board

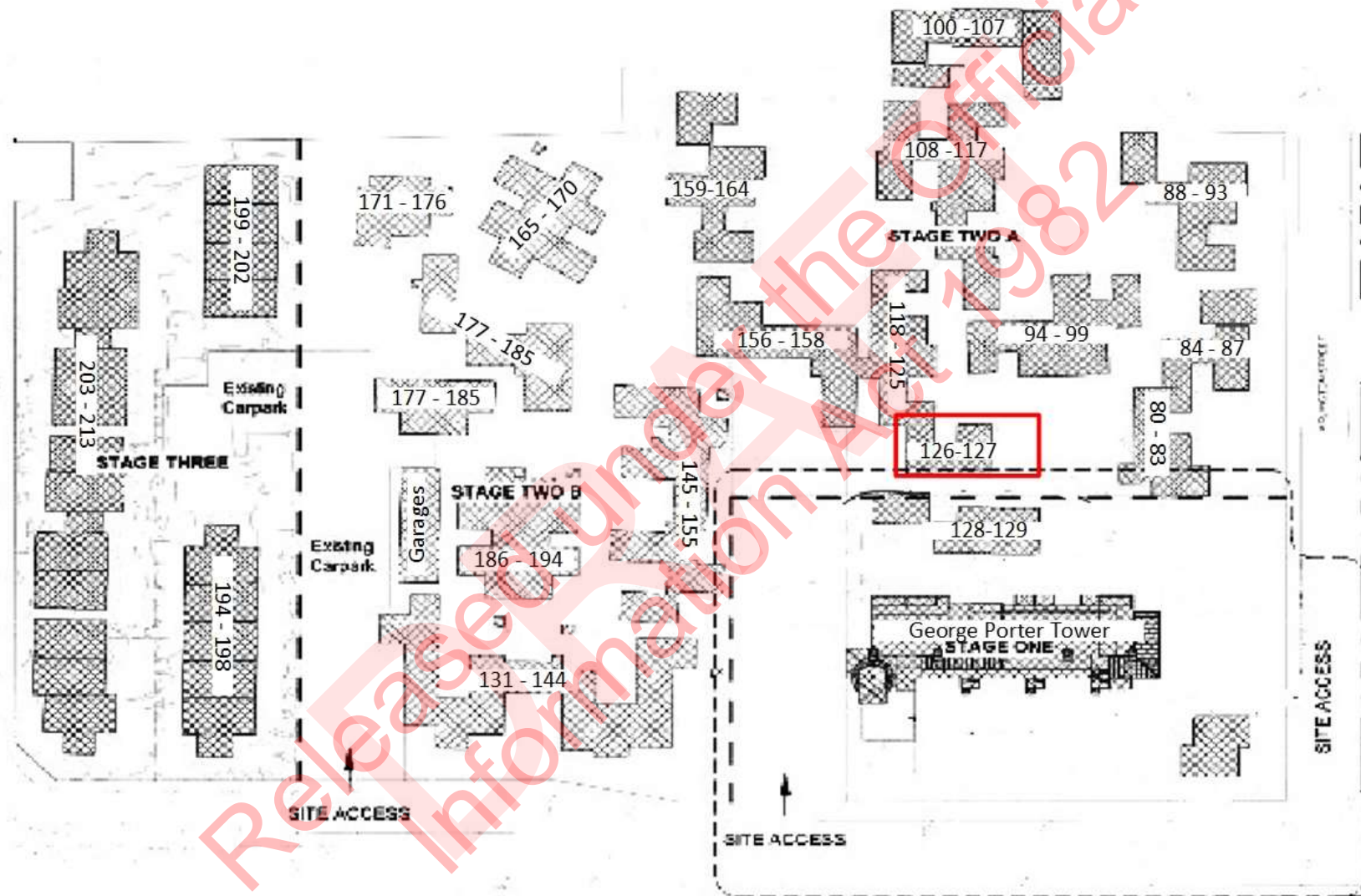
Unit 127			
Floor	CES Location Number	Room Name	Item / Material
1st Floor	016	Ceiling	Dust to lining paper above chipboard ceiling : Dust and debris S-14249/S008 (NAD)
1st Floor	016	Ceiling	Foil lining paper above chipboard ceiling : Bitumen paper S-14249/S010 (NAD)
1st Floor	016	Ceiling	lining paper above chipboard ceiling : Bitumen paper S-14249/S009 (NAD)
Throughout	001	Throughout	Framework : Wood
Throughout	001	Throughout	Joint compound to wall throughout : Plaster S-14249/S001 (NAD)
Throughout	001	Throughout	Packers to frame Bitumen/tar S-14249/S005 (NAD)

Units 126 & 127			
Floor	CES Location Number	Room Name	Item / Material
External	099	External	Bitumen coating to blockwork : Bitumen/tar S-14249/S01 (NAD)
External	099	External	seam joint to blockwork : Mastic S-14249/S017 (NAD)

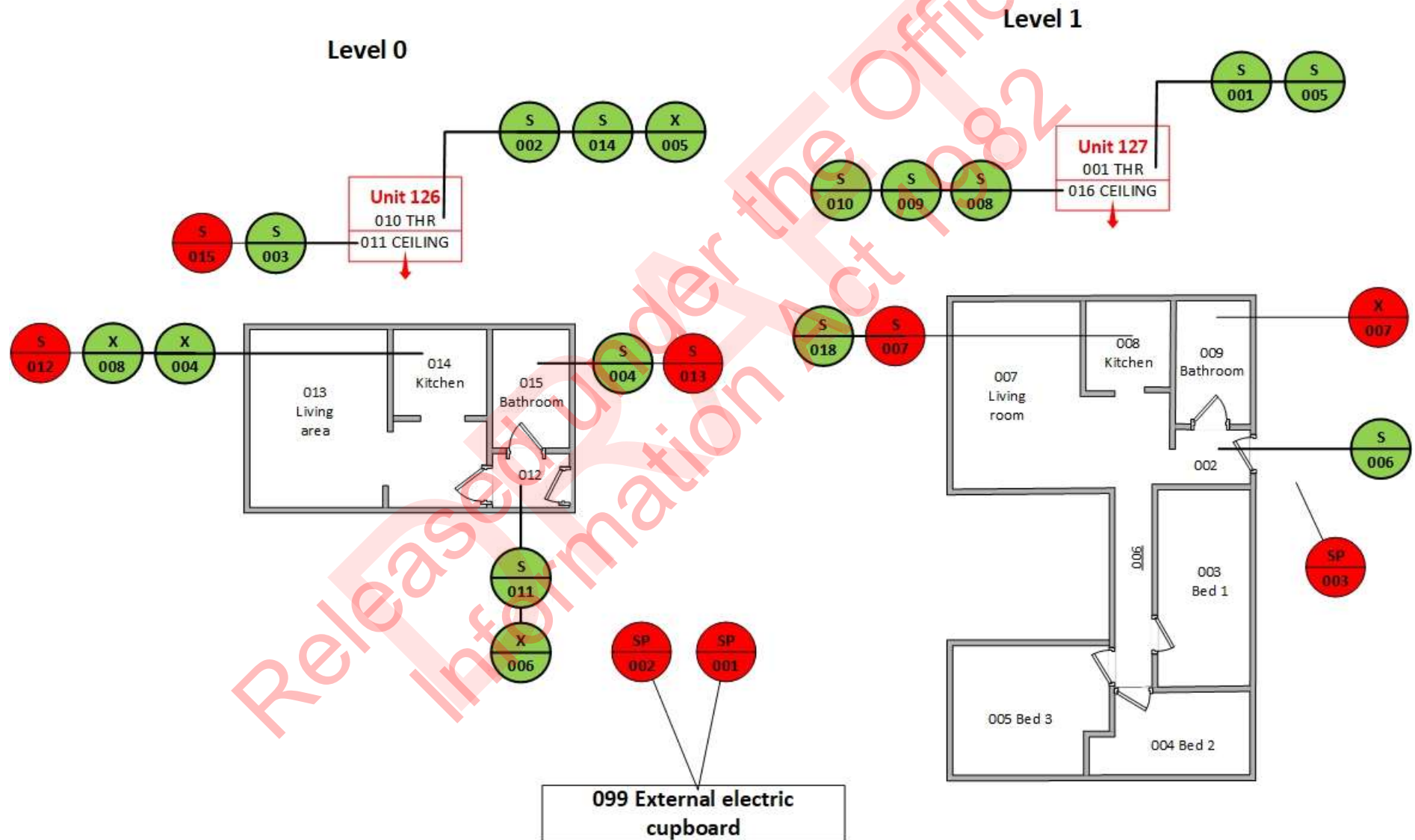
5.0 FLOOR PLANS



Overview Plan



S-14249 / Block A / Flats 126-127



6.0 CERTIFICATES OF ANALYSIS

Released under the Official
Information Act 1982



Report Number S-14249/37184
26/08/2020

Kainga Ora Homes & Communities
PO Box 2628
Wellington
6140

IDENTIFICATION OF ASBESTOS IN A BULK SAMPLE

Samples received on 17/06/2020 & 17/08/2020 from Units 126 & 127. Sampled by Paul Dupree on 16/06/2020 & 17/08/2020

Results

Sample # & DOA	Sample Details	Analytical Results
37184 23/06/20	S001 - Throughout - Plaster - Joint compound to walls throughout	No Asbestos Detected
37185 23/06/20	S002 - Throughout - Plaster - Joint compound to walls throughout	No Asbestos Detected
37186 23/06/20	S003 - Ceilings - Plaster - Textured coating	No Asbestos Detected
37187 23/06/20	S004 - Bathroom - Plaster - Skim to ceiling	No Asbestos Detected
39906 26/08/20	S005 - Throughout - Bitumen/tar - Packers to framework	No Asbestos Detected
39907 26/08/20	S006 - Entrance - Bakelite - Switchboard	No Asbestos Detected
39908 26/08/20	S007 - Kitchen - Vinyl with paper backing - Paper backed vinyl beneath modern vinyl	Chrysotile
39909 26/08/20	S008 - Ceiling - Dust and debris - Dust to lining paper above chipboard ceiling	No Asbestos Detected
39910 26/08/20	S009 - Ceiling - Bitumen paper - lining paper above chipboard ceiling	No Asbestos Detected
39911 26/08/20	S010 - Ceiling - Bitumen paper - Foil lining paper above chipboard ceiling	No Asbestos Detected
39912 26/08/20	S011 - Entrance - Paper - Residues to concrete beneath carpet	No Asbestos Detected



All tests reported herein
have been performed in
accordance with the
laboratory's scope of
accreditation

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P.O. Box 38-328
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Page 1 of 2

Sample # & DOA	Sample Details	Analytical Results
39913 26/08/20	S012 - Kitchen - Paper - Residues to concrete beneath modern vinyl	Chrysotile
39914 26/08/20	S013 - Bathroom - Paper - Residues to concrete beneath modern vinyl	Chrysotile
39915 26/08/20	S014 - Throughout - Bitumen paper - Lining paper to right side wall behind framework	No Asbestos Detected
39916 26/08/20	S015 - Ceiling - Textured coating - Textured coating to concrete ceiling	Chrysotile
39917 26/08/20	S016 - External - Bitumen/tar - Bitumen coating to blockwork	No Asbestos Detected
39918 26/08/20	S017 - External - Mastic - Expansion joint to blockwork	No Asbestos Detected
39919 26/08/20	S018 - Kitchen - Insulation board - Panel to side of oven area	No Asbestos Detected

This report may not be reproduced, except in full. Results pertain to sample "as received".

In-house Method: Based on Australian Standard: AS 4964-2004, Method for the identification of asbestos in bulk samples and HSG 248 The Analyst Guide for sampling, analysis and clearance procedures (2005).

Asbestos types: Amosite or Brown asbestos, Crocidolite or Blue asbestos, Chrysotile or White asbestos, fibrous Anthophyllite, Actinolite, and Tremolite.

Interpretations and opinions expressed in this report are outside the terms of this Laboratory's Accreditation.

DOA: Date of Analysis. Noted for each sample below the sample number.

*Asbestos is a hazard. Provided it is incorporated into a stable matrix and no airborne dust is produced it presents minimal health risk. Any asbestos detected follows the definition of "asbestos" (even as a contaminant) in The Health and Safety at Work (Asbestos) Regulations 2016. Where present "A" denotes an amendment and this report supercedes the original report number.

9(2)(a)

Authorised By:
Stacey Innes
Key Technical Person

9(2)(a)

Reported By:
Stacey Innes
Laboratory Supervisor



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have been performed in
accordance with the
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Page 2 of 2

7.0 APPENDICES

7.1 Survey Extent and Limitations

The survey has been undertaken with all due care and diligence using staff with suitable and sufficient experience. There remains, however, the possibility that there may be further or concealed asbestos containing materials within the fabric of the building that were not located and identified. These areas of asbestos may only become apparent during further investigation (such as full invasive works, or multiple points of access to the same location). All areas at the site which have not been accessed, including areas not identified in report sections; Summary of Asbestos Locations, No Access Areas, and Full Survey/Building Register, should be presumed to contain asbestos until further investigation and sampling proves otherwise. The quantity of asbestos-containing materials listed as part of the Asbestos Register is an approximation only and should not be used for costing purposes.

All areas at the site which have not been accessed **should be presumed to contain asbestos until further investigation and sampling proves otherwise. A Management Survey is not sufficient for Refurbishment or Demolition purposes.** This report has been prepared by Capital Environmental Services (2005) Ltd (CES) on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which CES has not given its prior written consent, is at that person's own risk.

Released under the
Information Act 1982

7.2 Material Assessment Score

Each of the parameters given below are assessed during material risk assessment.

Sample Variable	Score	Examples
Product Type (Or debris from product)	1 (Low)	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2 (Medium)	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3 (High)	Thermal insulation (eg pipe and boiler lagging sprayed asbestos, loose asbestos, asbestos mattresses and packing
Surface Treatment	0 (None)	Composite materials containing asbestos reinforced plastics, resins, vinyl tiles
	1 (Low)	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated) asbestos ceiling sheets etc.
	2 (Medium)	Unsealed AIB, textiles encapsulated lagging and sprays.
	3 (High)	Unsealed lagging and spray, loose asbestos.
Extent of Damage	0 (None)	Good condition visible damage
	1 (Low)	Low damage few scratches or surface marks, broken edges on boards, tiles etc
	2 (Medium)	Medium damage significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibre
	3 (High)	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

Source: Health and Safety Executive (HSE), UK: Asbestos: The Survey Guide Second Edition (2012)

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low

The material assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed. It does not take into account occupancy or activities within the area, including periodic maintenance works.

7.3 Glossary of Terms & Abbreviations

The following is a list of the different asbestos types:

Name	Description
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Tremolite	Fibrous forms of these minerals may be found very occasionally during sample analysis. *For the purposes of this survey where these materials are found they will be reported as a bestiform mineral fibres.
Anthophyllite	
Actinolite	

The following terms, abbreviations and acronyms may appear in the text of this report:

Abbreviation	Meaning
AIB	Asbestos Insulating Board (eg. metal board)
AC	Asbestos Cement (eg. boiler corrugated, roof)
CAF	Compressed Asbestos Fibre relating to gaskets
NAD	Non Asbestos Detected
OF	Organic Fibre
SMF	Synthetic Mineral Fibre

7.4 General Asbestos Information

All forms of asbestos are hazardous, and all can cause illness; Asbestos is classified as an A1 Carcinogen. Asbestos minerals consist of thin, separable fibres that have a parallel arrangement. Amphibole asbestos fibres are generally brittle and have a rod or needle-like shape, whereas Chrysotile asbestos fibres are flexible and curved. Chrysotile (White asbestos), is currently the predominant commercial form of asbestos; while Amosite (Brown asbestos) and Crocidolite (Blue asbestos) have been used extensively in the past. Asbestos fibres do not have any detectable odour or taste. They do not dissolve in water or evaporate and are resistant to heat, fire, chemical and biological degradation. Because of these properties, asbestos has been mined for use in a wide range of manufactured products, mostly in building materials, friction products, and heat-resistant fabrics. Such materials were in use in New Zealand from the early 1900's until the late 1980's, however, there is still some evidence that asbestos containing building materials are still being imported into New Zealand.

You are most likely to be exposed to asbestos by breathing in asbestos fibres that are suspended in air. These fibres can come from naturally occurring deposits of asbestos or from the wearing down or disturbance of manufactured products. Examples of asbestos containing products that are commonly found today include fibrous cement products (corrugated roofing, exterior cladding, soffits and shingles), pipe and boiler laggings, insulation board (mill board), textured paint, decorative textured ceiling coatings, flooring materials, automotive brakes and clutches and electrical switchboards and wiring.

7.5 Reference Documents





Health and Safety at Work (Asbestos) Regulations 2016.

NZ WorkSafe Approved Code of Practice Management and Removal of Asbestos Nov 2016

NZ WorkSafe Good Practice Guidelines Conducting Asbestos Surveys Oct 2016

HSE UK HSG2 Asbestos: the survey guide, 2012




7.6 Full Survey/Building Register

Unit 126									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Throughout	010	Throughout	Yes		Joint compound to throughout : Plaster	S002/37185	NAD	No Recommendation required	
Throughout	010	Throughout	Yes		Lini paper to right side wall and framework : Bit paper	S01/39915	NAD	No Recommendation required	
Throughout	010	Throughout	Yes		Packers to framework : n/tar	X005/39906	NAD	No Recommendation required	
Ground Floor	011	Ceilings	Yes	esent to entrance and living m.	Textured coating : Plaster	S003/37186	NAD	No Recommendation required	
Ground Floor	011	Ceiling	Yes		Textured coating to concrete ceiling: Textured coating	S015/39916	Chrysotile	Remove	
Ground Floor	012	Entrance	Yes		Residues to concrete beneath carpet: Paper	S011/39912	NAD	No Recommendation required	

Client: Kainga Ora Homes & Communities

Date: 27/08/2020


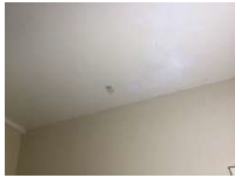

Site: Units 126 & 127


Unit 126									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	012	Entrance	Yes		Switchboard : Bakelite	X006/39907	AD	No Recommendation required	
Ground Floor	013	Living/Bedroom	Yes		Doors and frames : Wood Floor beneath carpet : Co Right side wall : plaster Board Walls : p B rd Walls beneath plasterboard : Breeze Block				
Ground Floor	014	Kitchen	Yes		Residues to concrete beneath modern vinyl & screed: Paper	S012/39913	Chrysotile	Remove	
Ground Floor	014	Kitchen	Yes		Skim to ceiling : Plaster	X004/37187	NAD	No Recommendation required	

Client: Kainga Ora Homes & Communities

Date: 27/08/2020

Site: Units 126 & 127



Unit 126									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	014	Kitchen	Yes		Panel to side of oven area : Insulation board	X008/39909	AD	No Recommendation required	
Ground Floor	015	Bathroom	Yes		Skim to ceiling : Plaster	S004/37187	NAD	No Recommendation required	
Ground Floor	015	Bathroom	Yes		Residues concrete beneath modern vinyl : Paper	S013/39914	Chrysotile	Remove	

Unit 127									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Throughout	001	Throughout	Yes		Joint compound to walls throughout : Plaster	S001/37184	NAD	No Recommendation required	

Client: Kainga Ora Homes & Communities

Date: 27/08/2020

Site: Units 126 & 127

Unit 127									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Throughout	001	Throughout	Yes		Packers to framework : Bitumen/tar	S005/39906	AD	No Recommendation required	
1st Floor	002	Entrance	Yes		Switchboard : Bakelite	S006/39907	NAD	No Recommendation required	
1st Floor	003	Bedroom 1	Yes		Doors and frames : Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block				
1st Floor	004	Bedroom 2	Yes		Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block				
1st Floor	005	Bedroom 3	Yes		Doors and frames: Wood				

Client: Kainga Ora Homes & Communities

Date: 27/08/2020






Site: Units 126 & 127

Unit 127									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
					Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Bree Block				
1st Floor	006	Hallway	Yes		Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block				
1st Floor	007	Living room	Yes		Boiler year 1997: Modern Doors and frames: Wood Floor beneath carpet : Concrete Walls: Plaster Board Walls behind plasterboard: Breeze Block				

Client: Kainga Ora Homes & Communities

Date: 27/08/2020


Site: Units 126 & 127




Unit 127									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
1st Floor	008	Kitchen	Yes		Paper backed vinyl beneath modern vinyl & screed: Vinyl with paper backing	S007/39908	Chrysotile	Remove	
1st Floor	008	Kitchen	Yes		Panel to side of oven are insulation board	S018/39919	NAD	No Recommendation required	
1st Floor	009	Bathroom	Yes		Paper backed vinyl beneath modern vinyl: Vinyl with paper backing	X007/39908	Chrysotile	Remove	
1st Floor	016	Ceiling	Yes		Dust to lining paper above chipboard ceiling : Dust and debris	S008/39909	NAD	No Recommendation required	
1st Floor	016	Ceiling	Yes		lining paper above chipboard ceiling : Bitumen paper	S009/39910	NAD	No Recommendation required	

Client: Kainga Ora Homes & Communities

Date: 27/08/2020

Site: Units 126 & 127


Unit 127									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
1st Floor	016	Ceiling	Yes		Foil lining paper above chipboard ceiling : Bitumen paper	S010/39911	AD	No Recommendation required	

Units 126 & 127									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	099	External	Yes		Bitumen coating to blockwork : Bitumen/tar	S016/39917	NAD	No Recommendation required	
External	099	External	Yes		Expansion joint to blockwork : Mastic	S017/39918	NAD	No Recommendation required	
External	099	External	Yes		Cement panels to walls of electric cupboard : Cement Product	SP001	Presumed 3	Remove	

Client: Kainga Ora Homes & Communities

Date: 27/08/2020

Site: Units 126 & 127

Units 126 & 127									
Floor	CES Location Number	Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	099	External	Yes		Fuses to electrics cupboard : Textile	SP002	Presumed 1	Remove	
External	099	External	Yes		Canopy to flat 127: Ceiling Product	SP003	Presumed 3	Remove	