ACM Surveying & Consultancy

Asbestos Solutions

Asbestos Refurbishment & Demolition Survey

EXAMPLE REPORT

Pages from a real ACM survey report.
Client, site and personnel details have been removed.

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Introduction & Required Actions

Introduction

Introduction

This report contains the findings of an HSG 264 refurbishment/demolition survey for asbestos materials carried out at the client's premises (site details removed) on the 26th of October 2026.

ACM Surveying & Consultancy Ltd. was instructed to undertake the survey by the client (name removed).

Scope of Survey

It is our understanding that the purpose of the survey was to comply with the Control of Asbestos Regulations 2012 and to determine, within the scope of the survey, the extent and location of asbestos materials present.

Representative samples of materials, which upon visual inspection are suspected to contain asbestos have been taken, analysed and reported upon.

The areas and rooms that were inspected, are detailed below and shown on the floor plans within the report.

Areas Accessed

Ground floor female toilet
Ground floor children's toilet

All other rooms and areas within the school were outside the scope of this survey.

Areas where access was not possible/limited are listed below

All areas within the scope of the survey were accessed as far as reasonably practicable.

Required Actions

No asbestos containing materials identified within the scope of this survey.

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Executive Summary

Non asbestos materials to note within the building

Female toilet

DESCRIPTION

The Female toilet has brick and plasterboard walls, solid slab floors under non asbestos vinyl, modern toilet cisterns and sinks, metal radiators, timber panels to voids and non asbestos fireboard above non asbestos ceiling tiles.

PHOTOS












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Executive Summary

Non asbestos materials to note within the building

Children's toilet

DESCRIPTION

The Children's toilet has brick and plasterboard walls, solid slab floors under non asbestos vinyl, modern toilet cisterns and sinks, metal radiators, timber panels to voids and non asbestos fireboard above non asbestos ceiling tiles.

PHOTOS












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Asbestos Register

Example Site (client details removed)

Date: 26/10/2026 **Item No:** Item 1 **Area:** Internal **Location:** Female toilet above suspended ceiling tiles

Floor: Ground **Extent:** 25m2 **Description:** Non asbestos fibreboard panels





RECOMMENDATION

No Action Required

MATERIAL RISK SCORE	PRIORITY RISK SCORE	TOTAL RISK SCORE
0 / 12	0 / 12	0 / 24
VERY LOW	VERY LOW	VERY LOW

SURVEYOR'S REMARKS

MATERIAL ASSESSMENT

PT (Product Type): 0. Composite materials e.g. asbestos cement, resin bound
EOD (Extent of Damage): 0. No visible damage
ST (Surface Treatment): 0. Composite/enclosed/encapsulated, e.g. cement, reinforced plastics
TY (Asbestos Type): 0. No asbestos detected / not applicable

SAMPLE DETAILS

Sample Ref: 01/26102026/SSB/001
Analysis Result: Negative
ACM Type: No asbestos detected
Product Type: Non asbestos material
Surveyor: ACM surveyor

PRIORITY ASSESSMENT

NOA (Occupant Activity): 0. Rare disturbance, e.g. unused loft/plant space, no routine access
LOD (Likelihood of Disturbance): 0. Very low - not likely to be disturbed
HEP (Human Exposure Potential): 0. Very low - <1 person likely nearby, rarely, briefly
MA (Maintenance Activity): 0. No maintenance activity anticipated in/near the material

Example Site (client details removed)

Date: 26/10/2026 **Item No:** Item 2 **Area:** Internal **Location:** Female toilet floor

Floor: Ground **Extent:** 25m2 **Description:** Non asbestos vinyl, adhesive and screed





RECOMMENDATION

No Action Required

MATERIAL RISK SCORE	PRIORITY RISK SCORE	TOTAL RISK SCORE
0 / 12	0 / 12	0 / 24
VERY LOW	VERY LOW	VERY LOW

SURVEYOR'S REMARKS

MATERIAL ASSESSMENT

PT (Product Type): 0. Composite materials e.g. asbestos cement, resin bound
EOD (Extent of Damage): 0. No visible damage
ST (Surface Treatment): 0. Composite/enclosed/encapsulated, e.g. cement, reinforced plastics
TY (Asbestos Type): 0. No asbestos detected / not applicable

SAMPLE DETAILS

Sample Ref: 01/26102026/SSB/002
Analysis Result: Negative
ACM Type: No asbestos detected
Product Type: Non asbestos material
Surveyor: ACM surveyor

PRIORITY ASSESSMENT

NOA (Occupant Activity): 0. Rare disturbance, e.g. unused loft/plant space, no routine access
LOD (Likelihood of Disturbance): 0. Very low - not likely to be disturbed
HEP (Human Exposure Potential): 0. Very low - <1 person likely nearby, rarely, briefly
MA (Maintenance Activity): 0. No maintenance activity anticipated in/near the material

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Asbestos Register

Example Site (client details removed)

Date: 26/10/2026 **Item No:** Item 3 **Area:** Internal **Location:** Children's toilet floor

Floor: Ground **Extent:** 20m2 **Description:** Non asbestos screed and adhesive





RECOMMENDATION

No Action Required

MATERIAL RISK SCORE	PRIORITY RISK SCORE	TOTAL RISK SCORE
0 / 12	**0 / 12**	**0 / 24**
VERY LOW	**VERY LOW**	**VERY LOW**

SURVEYOR'S REMARKS

MATERIAL ASSESSMENT

PT (Product Type): 0. Composite materials e.g. asbestos cement, resin bound
EOD (Extent of Damage): 0. No visible damage
ST (Surface Treatment): 0. Composite/enclosed/encapsulated, e.g. cement, reinforced plastics
TY (Asbestos Type): 0. No asbestos detected / not applicable

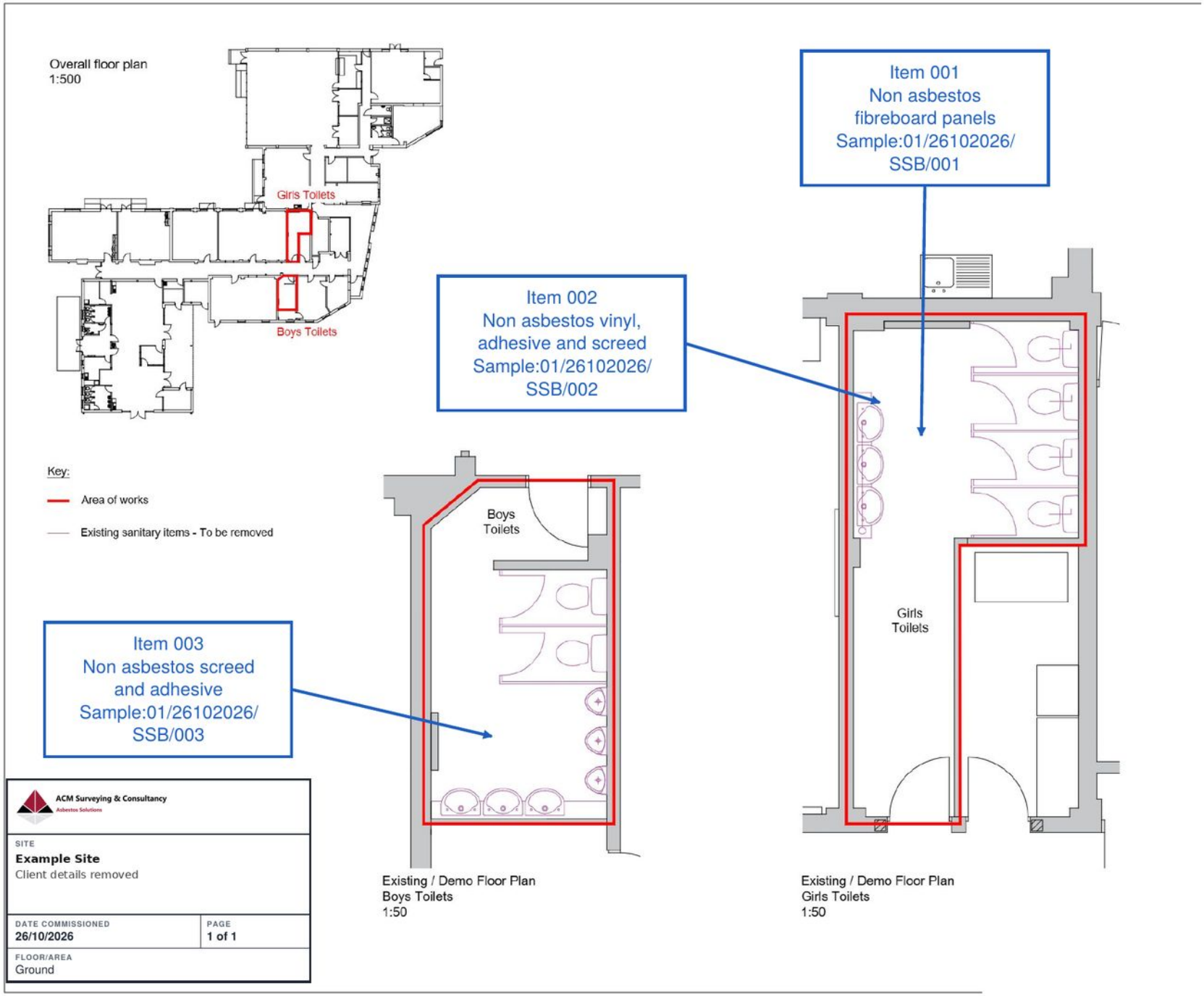
SAMPLE DETAILS

Sample Ref: 01/26102026/SSB/003
Analysis Result: Negative
ACM Type: No asbestos detected
Product Type: Non asbestos material
Surveyor: ACM surveyor

PRIORITY ASSESSMENT

NOA (Occupant Activity): 0. Rare disturbance, e.g. unused loft/plant space, no routine access
LOD (Likelihood of Disturbance): 0. Very low - not likely to be disturbed
HEP (Human Exposure Potential): 0. Very low - <1 person likely nearby, rarely, briefly
MA (Maintenance Activity): 0. No maintenance activity anticipated in/near the material

Annotated Floor Plan



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UKAS TESTING
2794

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

ENV BULK REF:	B9227	**DATE SAMPLED:**	N/A	**NO. OF SAMPLES:**	3
CLIENT REF:	N/A	**DATE RECEIVED:**	26.10.2026	**SAMPLED BY:**	N/A
SURVEY REF:	01/26102026/SSB	**DATE ANALYSED:**	26.10.2026	**ANALYST:**	Name removed
CLIENT:		**SITE:**		**DATE REPORT ISSUED:**	26.10.2026
ACM Surveying & Consultancy 11 Waterdyke Avenue Southwick West Sussex BN42 4DF		Site details removed		**AUTHORISED BY:**	Name removed
				Signature removed	

* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. Where samples are marked as 'Deviating Sample' they did not meet standard receipt, packaging, or size criteria; as a result, the test result(s) may be unreliable and may fall outside our accredited scope. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: Asbestos: The Analysts' Guide, as required by our UKAS accreditation to ISO17025, and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years.

SAMPLE REFERENC	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
1	Scraping	Ground floor, female toilet, above suspended ceilings, fibreboard panels with timber batons	Fibreboard & paint	Asbestos not detected	(x2 sub samples)
2	Scraping	Ground floor, female toilet, under vinyl flooring, screed	Vinyl, adhesive & screed	Asbestos not detected	(x3 sub samples)
3	Scraping	Ground floor, children's toilet, under vinyl flooring, screed	Screed & adhesive	Asbestos not detected	(x2 sub samples)

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Limitations & Disclaimer

Report

- This report details the findings of a refurbishment survey for asbestos containing materials as defined in HSG 264. Findings are limited to the areas accessed at the time of the survey and the areas detailed in this report as instructed.
- All reasonably practicable attempts have been made to identify asbestos containing materials, but not all may have been found: asbestos can exist in parts of a building that are inaccessible without demolition. The inspection is intrusive, so damage to décor, fixtures and fittings may occur.
- This report must be read and used in conjunction with all of its content, as its sections relate to one another. ACM Surveying & Consultancy Ltd accepts no liability for removal costs, delays etc. caused by inappropriate use or incorrect interpretation of this report without first consulting ACM Surveying & Consultancy Ltd.
- Each register item has been subject to material and priority risk assessment, with recommendations based on HSG 264 and HSG 227.
- All dimensions are approximate and for guidance only. This report should not be used solely as a tender document; contractors must verify the exact extents on site before carrying out removal works.

Inspection

- No report is made on concealed spaces within the building fabric where their presence is not evident, and no responsibility is accepted for asbestos in voids (underfloor, wall, ceiling) other than those opened up during the survey. The lack of original construction drawings may reduce the accuracy of the survey.
- Extensive breaking out of concrete, brickwork or floor slabs, and intrusive work involving removal of materials known or suspected to contain asbestos, are outside the scope of this survey. Further inspection under controlled conditions, with a licensed asbestos removal contractor in attendance, may be required.
- Lift shafts and any area needing a specialist engineer or specialist access equipment other than stepladders (e.g. high-level parts, internal elements of plant and boilers) have not been inspected unless otherwise stated.

Sampling

- Samples have not been taken where sampling would endanger the surveyor (e.g. fuse liners in live electrical boxes, brake shoes to lift motors); these must be assumed to contain asbestos.
- No responsibility is accepted for asbestos in materials other than those sampled at the density required by HSG 264. Bulk samples were taken from all materials that appeared likely to contain asbestos, except bitumen, plastic, resin or rubber items where asbestos is incidental and outside the Control of Asbestos Regulations 2012.
- The asbestos content of textured coatings is low and inconsistent, so further sampling could reveal differing results; ACM Surveying & Consultancy Ltd cannot be held accountable for such differences. The same applies to other materials (e.g. Artex) where a sample may not represent the whole product.
- Materials are described as asbestos insulating board or asbestos cement from asbestos content and visual appearance alone. Density checks have not been carried out unless stated.

General Limitations

- Asbestos may remain after a survey: in areas not covered by this report; hidden or obscured by other finishes (e.g. over-boarding); within the structure until it is dismantled; as debris from previous removal work; or beneath new coverings where earlier removal did not meet today's standards.
- Areas not covered are due to no access (e.g. working operatives, sensitive locations, height, obstacles, confined space). The limits of the surveyor's authority may need to be confirmed before the survey. Where electrical equipment is in the way, no access is attempted until it is proven safe; our operatives have a duty of care under the Health and Safety at Work etc. Act 1974.
- Where asbestos has been located but not all areas have been investigated, any suspicious material not detailed in this survey should be treated with caution and sampled accordingly.
- Where the survey is carried out under the guidance of the owner or their representative, it follows their instructions and guidance at the time.
- ACM Surveying & Consultancy Ltd cannot be held responsible for damage caused by the survey. Some damage from sampling is unavoidable and is limited to that necessary to take the sample.

Disclaimer

- Every effort has been made to identify all asbestos containing materials within the building, as defined in the scope of works. ACM Surveying & Consultancy Ltd will not entertain claims for costs incurred as a result of further asbestos items being discovered at a later date. No liability is accepted for pollution or contamination caused during the survey works, and it has been assumed that the site/land is not contaminated.