Silverdale Fire Station –
147 Hibiscus Coast Road, Silverdale:
Condition Assessment Report
& Forward Maintenance Plan

Prepared for:

July 2012

Aerial Photograph

A - Appliance Bay

B - Office & Facilities Accommodation

C - Recreation Accommodation

D - Changing Facilities

E - Training Tower

F - Siren Tower

147 Hibiscus Coast Road, Silverdale, Auckland

Executive Summary

Brief Description

Date of Inspection: 26 June 2012
Weather Conditions: Overcast & Wet

Orientation: For the purposes of this report, the front elevation refers to the north facing elevation.

Silverdale Fire Station is located on the Hibiscus Coast Highway, Silverdale, Auckland. It is a single level building of timber frame construction with brick cladding. The roof is covered with profiled metal roof sheets and served by profiled metal gutters.

The windows to the property are anodised aluminium frame with single glazing. Pedestrian access to the building is provided through aluminium framed door with aluminium and glazed leafs. Access to the appliance bay is via a two sectional doors with electric motors.

Internally, there is an appliance bay for two appliances, a hose store, watch room, training room, social lounges, equipment store, W.C., kitchen, and office accommodation.

Internal finishes generally comprise of painted plasterboard walls and ceilings, and a mixture of carpet and tiled finishes to the floors. The appliance bay has a concrete slab base.

The building services includes:

- Piped cold water supply from town supply.
- Town foul water removal.
- Standard 240V power supply.
- A combination of fluorescent light fittings, spotlights and wall lights.

Executive Summary - cont.

Condition Summary

The building is in serviceable cosmetic condition and with the exception of the kitchen is in need of a complete renovation. Standards of maintenance are poor and there is are a number of backlog maintenance items.

In addition your attention is drawn to the following maintenance requirements:

- Roof is nearing the end of its serviceable. Roof falls do not comply with current code and staff have reported there were leaks in the past. Roof and all associated flashings and gutters are due for replacement.
- Virtually all carpet and vinyl floor coverings require replacement and most of the wall surfaces require repairs and refinishing.

Health & Safety Items

- Steel lintels over aluminium framed windows that have brick over the lintels have corrosion visible. Further investigation and remedial work required.
- The steel siren tower is in a poor condition with corrosion evident to the base of the tower. Further investigation and remedial work required.

	Name	Signature
Report prepared:	**John Pollard** *Dip ArchTech*	
Edited by:	**Victoria Richardson** *BSc (Hons), MRICS*	

Silverdale Fire Station : **Forward Maintenance Plan**

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Silverdale Fire Station : **Forward Maintenance Plan**

Priority

1 Urgent. Works needed as a result of current or predicted failure, or to ensure the health & safety of building occupants and users - including work to prevent serious disruption of building activities. Cannot be deferred.
2 Routine Maintenance. Works required to ensure effective operation of the asset. Normally affect the operational capacity of the building, are likely to lead to serious deterioration and higher future costs of repair if deferred.
3 Cosmetic. Works that could arise and are subject to standard of maintenance. Works can be deferred without seriously disrupting the function of the building and are desirable to maintain the environmental quality of the asset and its surroundings.

Grade

5 As new condition
4 Good condition
3 Fair condition, some wear
2 Poor condition, significant wear, maintenance required
1 Very poor condition, significant wear, major repair replacement required

Item	Element / Location	Inspection comments	Grade	Action required	Photo Ref	Priority	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
1	**Building Structure & Fabric**																		
1.1	**Roofs**																		
	Roof A - Appliance Bay																		
1.1.1	Profiled metal roofing	Roof likely to be original and is coming towards end of life - showing signs of corrosion. Staff have reported there were leaks in the past (refer 1.4.1 for resulting damage caused).	2	Allow to replace roof and set falls to comply with current code.	1	2		$ 22,500								$ 22,500			
1.1.2	Perimeter metal box gutters	Gutters likely to be original and is coming towards end of life.	2	Allow to replace gutters and set falls to comply with current code.	2	2		$ 3,600								$ 3,600			
1.1.3	Timber profiled fascias	Generally in a serviceable condition. However damage is noted on the Southwest Corner of the Appliance Bay.	2	Repair damaged section and re-finish all during normal routine maintenance period.		2		$ 860					$ 860						
1.1.4	Soffits	In a serviceable condition. Will deteriorate over time.	3	Re-finish during normal routine maintenance period.		3		$ 860					$ 860						
	Roof B - Office & Facilities Accommodation																		
1.1.5	Profiled metal roofing	Roof coming towards end of life - showing signs of corrosion.	2	Allow to replace roof and set falls to comply with current code.	3	2		$ 18,000								$ 18,000			
1.1.6	Apron flashings	Folded metal apron flashings showing signs of corrosion and has many fixing penetrations from pips and cables etc.	1	Replace all with suitable apron flashing ensuring correct clearances at time of roof replacement.	4	2		$ 1,800								$ 1,800			
1.1.7	Perimeter metal box gutters	Gutters likely to be original and is coming towards end of life.	1	Allow to replace gutters and set falls to comply with current code.	5	2		$ 430					$ 430						
1.1.8	Timber profiled fascias	Gutters likely to be original and is coming towards end of life.	2	Redecorate.		2		$ 430					$ 430						
1.1.9	Soffits	In a serviceable condition. Will deteriorate over time.	3	Re-finish during normal routine maintenance period.		3		$ -											
1.1.10	Rooflights	Rooflights and associated flashings result in risk of water egress.	1	Backflash rooflights.	6	2		$ 4,500		$ 4,500									
	Roof C - Recreation Facilities																		
1.1.11	Profiled metal roofing	Roof coming towards end of life - showing signs of corrosion.	2	Allow to replace roof and set falls to comply with current code.	7	2		$ 18,000								$ 18,000			
1.1.12	Apron flashings	Folded metal apron flashings showing signs of corrosion and has many fixing penetrations from pips and cables etc.	1	Replace all with suitable apron flashing ensuring correct clearances at time of roof replacement.		2		$ 1,800								$ 1,800			
1.1.13	Perimeter metal box gutters	Gutters likely to be original and is coming towards end of life.	1	Allow to replace gutters and set falls to comply with current code.		2		$ 430					$ 430						
1.1.14	Timber profiled fascias	Gutters likely to be original and is coming towards end of life.	2	Redecorate.	8	2		$ 430					$ 430						
1.1.15	Soffits	In a serviceable condition. Will deteriorate over time.	3	Re-finish during normal routine maintenance period.		3		$ -											

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo 18

Silverdale Fire Station : **Forward Maintenance Plan**

Item	Element / Location	Inspection comments	Grade	Action required	Photo Ref	Priority	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
	Hose Store Addition																		
1.1.16	Hose Store Addition roof	Roof in serviceable condition.	3	Re-finish during normal routine maintenance period.	9	3		$ 1,000								$ 1,000			
1.1.17	Hose Store Addition roof flashings	Roof in serviceable condition.	3	Re-finish during normal routine maintenance period.		3		inc. 1.1.16											
1.1.18	Hose Store Addition metal box gutters	Roof in serviceable condition.	3	Re-finish during normal routine maintenance period.		3		inc. 1.1.16											
1.2	**External Elevations**																		
1.2.1	Brick faced walls	Brickwork and pointing in serviceable condition.	4	No work required.	10	-		$ -											
1.2.2	Smooth finish painted concrete walls to entrance of Appliance Bay	Appears well maintained	4	Re-finish during normal routine maintenance period.	11	3		$ 2,250								$ 2,250			
1.2.3	Vertical profiled timber cladding above and below windows	In a serviceable condition.	3	Re-finish during normal routine maintenance period.	12	3		$ 950								$ 950			
1.2.4	Painted concrete Block foundation walls	In a serviceable condition.	3	Re-finish in line with routine maintenance schedule.		3		$ 1,150								$ 1,150			
1.2.5	All aluminium framed windows and doors	Anodised aluminium frames in a serviceable condition, all glazing undamaged.	4	Replace window seals at end of serviceable life.	12	2		$ -											
1.2.6	Steel lintels over aluminium framed windows with brick over the lintels	Signs of corrosion visible.	2	Further investigation by structural engineer in year 1. **Provisional Sum** for remedial works.	13	2	X, C	$ 19,000	$ 4,000	$ 15,000									
1.2.7	4No. Appliance Bay Sectional Doors	Doors in serviceable condition	3	No immediate work required. Replace runners at the end of serviceable life.	14	2		$ 2,000								$ 2,000			
1.2.8	Metal downpipes	In serviceable condition.	3	Re-finish in line with routine maintenance schedule.		3		$ 1,000								$ 1,000			
1.2.9	Exterior Spotlights	Visually in a serviceable condition.	4	No work required.	16	-		$ -											
1.3	**Structural Frame**																		
1.3.1	Steel frame	Visually in a serviceable condition.	3	Redecorate.	-	2		$ 1,250								$ 1,250			
1.3.2	Timber frame	No definite defects visible, however potential damage from water egress in Southwest corners of Appliance Bay.	3	Allow to investigate repair any damage caused to structure from water egress. (Refer 1.4.1)	-	2		$ 1,250	$ 1,250										
1.3.3	Painted concrete floor slab in Appliance Bay	No visible defects in the structure.	3	No work required.	17	3		$ -											
1.4	**Internal Areas**																		
	Appliance Bay																		
1.4.1	Walls	Painted plasterboard. Generally in serviceable condition however, damage from water egress visible in Southwest corner.	2	Cyclical redecoration and re-line damaged area and decorate to match adjacent.	18, 19	3		$ 1,650									$ 1,650		

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

Photo 25

Photo 26

Photo 27

Silverdale Fire Station : **Forward Maintenance Plan**

Item	Element / Location	Inspection comments	Grade	Action required	Photo Ref	Priority	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
1.4.2	Ceilings	Painted plasterboard.	3	Cyclical redecoration.	20	3		$ 500							$ 500				
1.4.3	Floors	Painted concrete is due for a re-finish and carpet is coming towards the end of its life.	2	Re-finish in line with routine maintenance schedule. Replace carpet simultaneously.	17, 21	3		$ 1,655							$ 1,655				
	Hose Store																		
1.4.4	Walls	Painted plasterboard.	3	Cyclical redecoration.	22	3		$ 400							$ 400				
1.4.5	Ceilings	Painted plasterboard.	3	Cyclical redecoration.	23	3		$ 150							$ 150				
1.4.6	Floors	Carpet.	2	No work required.	24	-		$ -											
	Office/Watch Room																		
1.4.7	Walls	Painted plasterboard.	3	Cyclical redecoration.	25	3		$ 450							$ 450				
1.4.8	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	26	3		$ 170							$ 170				
1.4.9	Floors	Carpet is nearing end of life and will soon require replacement.	1	Replace.	27	3		$ 1,720							$ 1,720				

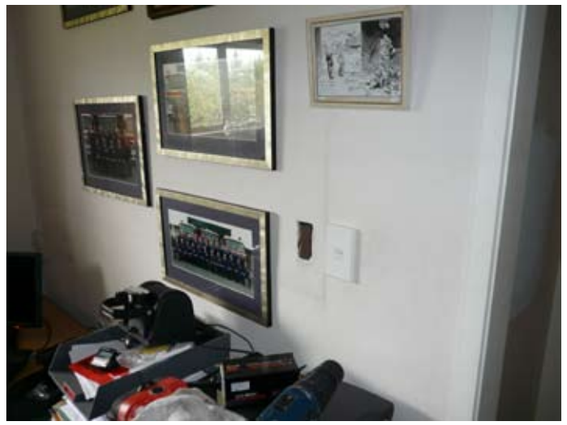

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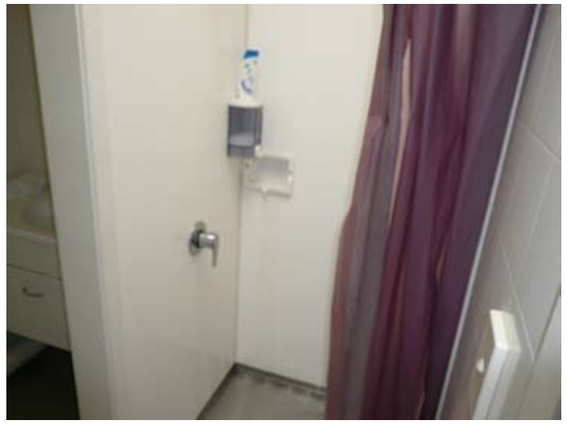
Photo 36

Silverdale Fire Station : **Forward Maintenance Plan**

Item	Element / Location	Inspection comments	Grade	Action required	Photo Ref	Priority	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
	Training Room																		
1.4.10	Walls	Painted plasterboard and wall paper in poor condition.	2	Cyclical redecoration.	28	3		$ 450							$ 450				
1.4.11	Ceilings	Painted plasterboard.	2	Cyclical redecoration.	29	3		$ 170							$ 170				
1.4.12	Floors	Carpet has come to end of life and requires replacement.	1	Replace.	30	3		$ 1,720							$ 1,720				
	Office																		
1.4.13	Walls	Painted plasterboard.	3	Cyclical redecoration.	31	3		$ 450							$ 450				
1.4.14	Ceilings	Painted plasterboard.	3	Cyclical redecoration.	32	3		$ 170							$ 170				
1.4.15	Floors	Carpet has come to end of life and requires replacement.	1	Replace.	33	3		$ 1,720							$ 1,720				
	Shower room																		
1.4.16	Walls	Painted plasterboard.	3	Cyclical redecoration.	34	3		$ 450							$ 450				
1.4.17	Ceilings	Painted plasterboard.	2	Cyclical redecoration.	35	3		$ 200							$ 200				
1.4.18	Floors	Vinyl.	2	No work required.	36	-		$ -											



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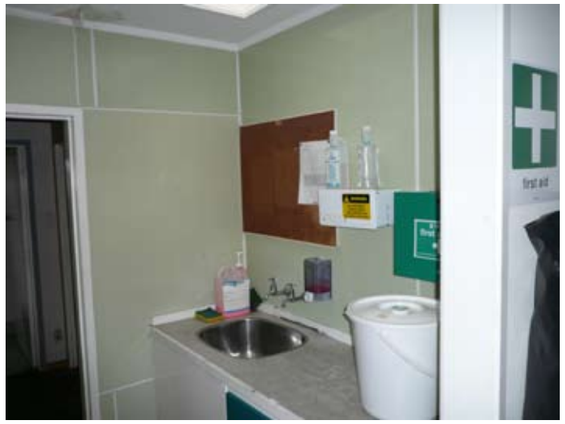

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Photo 41

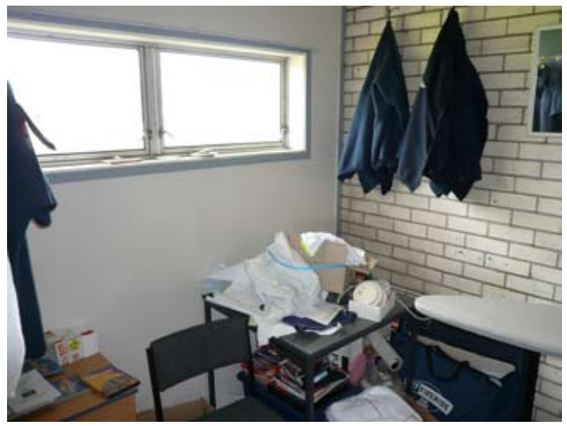

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Photo 45

Silverdale Fire Station : **Forward Maintenance Plan**

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	Lobby area with sink																		
1.4.19	Walls	Prefinished wall panelling.	3	No work required.	38	-		$ -											
1.4.20	Ceilings	Painted plasterboard. Some patch repairs visible.	2	Cyclical redecoration.	39	3		$ 700	$ 350								$ 350		
1.4.21	Floors	Carpet has come to end of life and requires replacement.	1	Replace.	40	3		$ 2,000	$ 1,000								$ 1,000		
1.4.22	Built in cabinets and Formica bench top	Cabinets generally in poor condition with visible damage to timber trip at splash back.	1	Replace cabinets and bench top.	41	2		$ 700	$ 350								$ 350		
	Staff changing room																		
1.4.23	Walls	Painted plasterboard. And exposed brick. Random holes and damage noted on Southeast wall.	2	Repair damage and cyclical redecoration of all.	42	3		$ 1,400	$ 700								$ 700		
1.4.24	Ceilings	Painted plasterboard. Damage visible round pipe penetration possibly caused by leak.	2	Allow provision sum for investigation into cause of damage. Repair damage and cyclical redecoration of all.	43	3		$ 640	$ 320								$ 320		
1.4.25	Floors	Carpet has come to end of life and requires replacement.	1	Allow to replace carpet immediately and cyclical replacement thereafter.	44	3		$ 3,500	$ 1,750								$ 1,750		

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Photo 47

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Photo 50

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Photo 52

Photo 53

Photo 54

Silverdale Fire Station : **Forward Maintenance Plan**

Item	Element / Location	Inspection comments	Grade	Action required	Photo Ref	Priority	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
	Bathroom																		
1.4.26	Walls	Prefinished wall panelling.	3	No work required.	45	-		$ -											
1.4.27	Ceilings	Painted plasterboard.	3	Cyclical redecoration.	46	3		$ 300							$ 300				
1.4.28	Floors	Vinyl.	3	Cyclical replacement.	47	3		$ 850							$ 850				
	Shower room 2																		
1.4.29	Walls	Painted plasterboard. And exposed brick.	3	Cyclical redecoration.	48	3		$ 650							$ 650				
1.4.30	Ceilings	Painted plasterboard.	3	Cyclical redecoration.	49	3		$ 300							$ 300				
1.4.31	Floors	Vinyl.	3	Cyclical replacement.	50	3		$ 650							$ 650				
	Social Room Lounge																		
1.4.32	Walls	Painted plasterboard.	3	Cyclical redecoration.	52	3		$ 1,050							$ 1,050				
1.4.33	Ceilings	Exposed stained rafters and painted plasterboard.	4	Cyclical redecoration.	53	3		$ 425							$ 425				
1.4.34	Floors	Carpet has come to end of life and requires replacement.	1	Allow to replace carpet immediately and cyclical replacement thereafter.	54	3		$ 4,200							$ 4,200				

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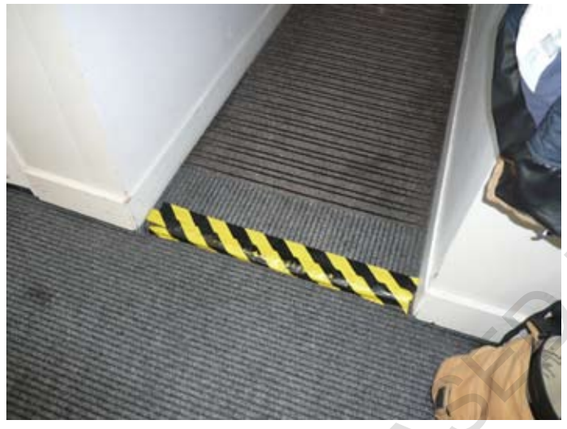
Photo 59

Photo 60



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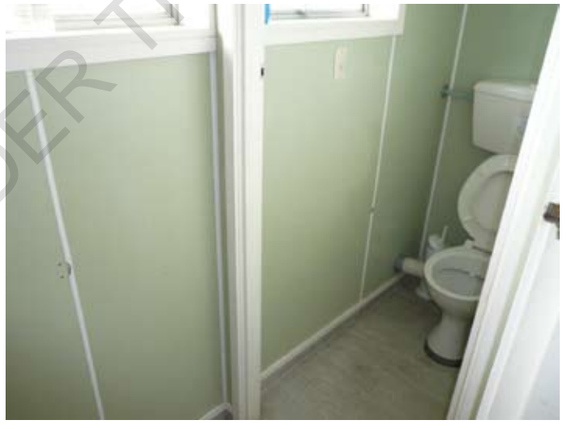

Photo 62

Photo 63

Silverdale Fire Station : **Forward Maintenance Plan**

Item	Element / Location	Inspection comments	Grade	Action required	Photo Ref	Priority	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
	Kitchen																		
1.4.35	Walls	Painted plasterboard.	4	Cyclical redecoration.	55	3		$ 650	$ 650										
1.4.36	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	56	3		$ 350	$ 350										
1.4.37	Floors	Vinyl.	4	Cyclical replacement.	57	3		$ 1,850	$ 1,850										
1.4.38	Built in cabinets and high-pressure laminate bench top	Cabinets and bench top appear to have been replaced in recent times and are in good condition.	4	Allow for replacement of cabinets and bench top at end of serviceable life.	58	2		$ 6,500	$ 6,500										
	Hall																		
1.4.39	Walls	Painted plasterboard.	3	Cyclical redecoration.	59	3		$ 750						$ 750					
1.4.40	Ceilings	Painted plasterboard.	3	Cyclical redecoration.	60	3		$ 350						$ 350					
1.4.41	Floors	Carpet has come to end of life and requires replacement.	1	Allow to replace carpet immediately and cyclical replacement thereafter.	61	3		$ 1,100						$ 1,100					
	W.C.																		
1.4.42	Walls	Prefinished wall panelling.	3	No work required.	62	-		$ -											
1.4.43	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	63	3		$ 275						$ 275					
1.4.44	Floors	Vinyl.	2	Cyclical replacement.	64	3		$ 650						$ 650					

Photo 64

Photo 65

Photo 66

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Photo 71

Silverdale Fire Station : **Forward Maintenance Plan**

Item	Element / Location	Inspection comments	Grade	Action required	Photo Ref	Priority	H&S Item (X) Compliance (C)	Current Cost (Ex GST)	Year 0	1	2	3	4	5	6	7	8	9	10
	Bar																		
1.4.45	Bar	not accessible at time of inspection but given the general state of the rest of the building one can assume a similar condition for the bar.	2	Allow provisional sum for complete redecoration. Cyclical redecoration thereafter.	-	3		$ 2,250							$ 2,250				
	Office 2																		
1.4.46	Office	Second office was not accessible at time of inspection but given the general state of the rest of the building one can assume a similar condition for this office.	2	Allow provisional sum for complete redecoration. Cyclical redecoration thereafter.	-	3		$ 1,150							$ 1,150				
1.5	**External Areas**																		
1.5.1	Concrete and asphalt yard area	Concrete and asphalt yard, parking area and driveway in a serviceable condition. Some cracks visible but does not affect operation at this stage.	3	Allow **Provisional Sum** for replacement of asphalt should it deteriorate further in the future.	65	3		$ 4,750											$ 4,750
1.5.2	Chipseal carpark area	Poor condition.	1	Requires resealing.	66	2		$ 3,000			$ 3,000								
1.5.3	Steel tower	Severe corrosion visible towards base of tower.	2	Allow for further investigation by structural engineer in year 1. **Provisional Sum** for remedial works in year 2.	67	1	X	$ 7,000	$ 2,250		$ 4,750								
2	**Building Services**																		
2.1	**Mechanical Services**																		
2.1.1	Vehicle exhaust extract	Visually in a serviceable condition.	-	Annual test and inspection.	-	-		$ -											
2.1.2	Heat Pumps	Visually in a serviceable condition.	-	Annual test and inspection.	68	-		$ -											
2.2	**Electrical Services**																		
2.2.1	Electrical distribution system	No reported faults	-	Annual test and inspection.	-	-		$ -											
2.2.2	Fire Alarm System	Visually in a serviceable condition.	-	Annual test and inspection.	69	-		$ -											
2.2.3	Sectional appliance bay door openers	Visually in a serviceable condition.	-	Annual test and inspection.	-	-		$ -											
2.2.4	Oven	Visually in a serviceable condition.	-	Annual test and inspection.	70	-		$ -											
2.2	**Hydraulic Services**																		
2.2.1	Foul water systems	No reported defects.	-	No work required.	-	-		$ -											
2.2.2	Rheem Boiler	No reported defects.	4	Will deteriorate over time, allow to replace.	71	2		$ 1,500							$ 1,500				
2.2.3	Sanitary ware	Visually in a serviceable condition.	-	No work required.	-	-		$ -											
	Total							**$ 165,005**	**$ 21,320**	**$ 19,500**	**$ 7,750**	**$ -**	**$ 3,440**	**$ -**	**$ 28,475**	**$ 75,300**	**$ 4,470**	**$ -**	**$ 4,750**

Cost Summary	Priority										
	Urgent	1	$ 7,000	$ 2,250	$ -	$ 4,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Routine Maintenance	2	$ 107,980	$ 12,100	$ 19,500	$ 3,000	$ -	$ 2,580	$ -	$ 1,500	$ 68,950	$ 350	$ -	$ -
	Cosmetic	3	$ 50,025	$ 6,970	$ -	$ -	$ -	$ 860	$ -	$ 26,975	$ 6,350	$ 4,120	$ -	$ 4,750
	Sub Totals		**$ 165,005**	**$ 21,320**	**$ 19,500**	**$ 7,750**	**$ -**	**$ 3,440**	**$ -**	**$ 28,475**	**$ 75,300**	**$ 4,470**	**$ -**	**$ 4,750**
	Contractors Overheads and Profit	12.5%	$ 20,626	$ 2,665	$ 2,438	$ 969	$ -	$ 430	$ -	$ 3,559	$ 9,413	$ 559	$ -	$ 594
	Fees	12.5%	$ 20,626	$ 2,665	$ 2,438	$ 969	$ -	$ 430	$ -	$ 3,559	$ 9,413	$ 559	$ -	$ 594
	TOTAL EXCLUDING GST		**$ 206,256**	**$ 26,650**	**$ 24,375**	**$ 9,688**	**$ -**	**$ 4,300**	**$ -**	**$ 35,594**	**$ 94,125**	**$ 5,588**	**$ -**	**$ 5,938**

Limitations of Report

1 Scope of Inspection

The inspection of the property was visual and non-intrusive. We did not inspect parts of the property or services which were built in, covered up or otherwise inaccessible. We are unable to report that any such parts of a property are free from corrosion, rot or other defects.

We did not test any mechanical, heating, electrical, water or drainage installations. Where appropriate we have made recommendations in relation to the completion of specialist inspections.

The presence of impurities in glazing (e.g. Nickel sulphide), which can cause spontaneous fracture cannot be confirmed.

We did not test or inspect any of the electrical fittings or systems installed at the properties (including cookers, range hoods, refrigerators, etc).

2 Deleterious Materials

We have advised if there is a significant possibility that deleterious and / or hazardous materials exist at the property. We did not undertake or commission specialist inspection or testing to confirm the extent and / or precise nature of any deleterious or hazardous materials present.

3 Site Contamination / Environmental Inspection

While we may have commented on the possible existence of contamination and / or pollution on the site, our report does not constitute an environmental audit or survey. Nothing contained within our report should be treated as a statement regarding the presence of any contamination, pollution or flooding issues or risks, or that the property or any process carried out thereon complies with existing or proposed environmental legislation or best practice.

Low frequency electronic fields, electromagnetic radiation or similar issues will not normally be commented on.

No searches were made, unless specified, to establish that a property is not likely to be affected by subsidence as a result of mining or tunnelling operations. Unless specifically indicated, mining, geological and soil investigation reports were not undertaken.

4 Compliance

We have not undertaken a review of the state of compliance with statutory requirements such as the Building Act and New Zealand Building Code. We have assumed that, unless otherwise stated, all necessary permanent planning and other consents, approvals and permissions have been obtained.

5 Title

We did not ascertain information in respect to neighbour disputes or claims. We may, if appropriate, comment on major risks relating to rights of way noted during the course of our inspection. Such comments are not exhaustive and separate legal advice in relation to all matters of title and legal documentation, including easements and rights is strongly recommended.

6 Costings

We have provided advice on the likely budget costs associated with items contained in our report. These are provided for guidance and are not based on contractors estimates. Unless otherwise stated, figures exclude professional fees and GST and do not allow for future inflation.

We have not seen any leases or plans for the properties and have therefore assumed the location of the boundaries.

7 Reproduction and Use

IGNITE Building Consultancy reports are for the use of the party to whom they are addressed and are to be used only for the purposes for which they are prepared, in line with the instructions received. Disclosure to other professional advisors is permitted where this relates to a similar purpose. No responsibility is assumed or implied to any third party for the whole or any part of the contents.

Neither the whole nor any part of the report or any reference thereto, may be published in any form without the express written approval of IGNITE Building Consultancy Limited.

The client will place no reliance in any draft reports and / or incomplete documents and verbal advice.

AUCKLAND SYDNEY TAURANGA

James Lawrie | Chartered Building Surveyor

IGNITE Building Consultancy Ltd

PO Box 37 853
Parnell
Auckland

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m 9(2)a
e jamesl@igniteconsultancy.co.nz

igniteconsultancy.co.nz

RICS the mark of property professionalism worldwide

MEMBER NZGBC NEW ZEALAND GREEN BUILDING COUNCIL

Asbestos Renovation Survey
Drying Cabinet Installation
Silverdale Fire Station

147 Hibiscus Coast Highway
Red Beach

Asbestos report

Conducted for:
Fire and Emergency NZ
Completed on:
23/07/25
Document Number:
J0001307 - 01
Conducted on:
23/07/25
Personnel:
Terry Coleman and Lesley Coleman

Disclaimer
The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made. Information on the latest relevant legislation and guidelines can be found on the following sites:
http://www.legislation.govt.nz/act/public/2015/0070/latest/DLM5976660.html,
http://www.legislation.govt.nz/regulation/public/2016/0015/latest/DLM6729706.html,
http://construction.worksafe.govt.nz/guides/acop-management-and-removal-of-asbestos/.

Confidentiality Statement
In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

Executive Summary

Scope

Coleman Consulting was asked to come to this premise to review the work involved in the Drying Cabinet Installation.

Conclusion

Coleman Consulting attended site and assessed where the drying cabinet will be situated and took one sample of wall linings in the vicinity of the drying cabinet location.
No asbestos was detected.
The cabinet can be installed without any asbestos controls in place.

Asbestos renovation survey

23 Jul 2025

Site conducted

Photo 1

project information	Drying cabinet installation
Address	147 Hibiscus Coast Highway
Job Number	1307
Client	FENZ
Surveyors	Terry Coleman and James Daysh
Conducted on	23.07.2025

Executive summary

Commissioned by	FENZ
Site location	155 Hibiscus Coast Highway, Red Beach 0932, New Zealand (-36.6059542, 174.6903662)
Scope of works	Survey prior to installation of drying cabinet in engine bay
Background information	Survey prior to renovation work commencing
Relevant Legislation	HSWA 2015 HSWA (asbestos) regulations 2016 GPG asbestos Surveying 3925
Inspection dates	23.07.2025 16:00 NZST

Inspected by

9(2)a

9(2)(a)
23.07.2025 16:01 NZST

Executive Summary Findings	No asbestos detected

Audit

Asbestos Samples

Asbestos Samples 1

Sample Location	Engine bay
Material	Composite
Quantity	Unit
Level	Ground
Sealed	☑
Condition	Good Condition

Close Up Photo

Photo 2

Overview Photo

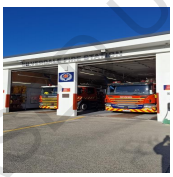


Photo 3

Inaccessible areas

Nil

PROLABS

PO Box 11156
Ellerslie, Auckland, 1542
New Zealand

CERTIFICATE OF ANALYSIS

Asbestos Identification

Certificate No: 25-4590

Client:	Coleman Consulting Ltd	**Date Sampled:**	23/07/2025
Client Contact:	9(2)(a)	**Date Received:**	24/07/2025
Telephone:	027 746 7852	**Date Analysed:**	24/07/2025
Email:	office@colemanconsulting.co.nz	**Date Issued:**	24/07/2025
Address:	3 Heather Place, Sunnynook Auckland	**Order No.:**	1307
Site:	Job 1307	**Sampled By:**	As Received

Test Method:

Qualitative identification of asbestos types in bulk samples at PROLABS Laboratory by polarised light microscopy, including dispersion staining techniques using PROLABS in-house method ID-1, AS4964 (2004).

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	Sample 1	Composite wall lining	Debris	1 x 1	NAD, ORF	No

Fibre Identification Legend

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NAD	No Asbestos Detected
UMF	Unknown Mineral Fibre	hpd	Handpicked

All samples submitted by clients for laboratory testing are retained by the laboratory for a period of 3 months.

Approved Identifier
Name: Philip Torley
9(2)a

Approved Signatory
Name: Philip Torley
9(2)a

PROLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. Analysis of dust samples collected using adhesive tape or swabs/wipes is not covered under AS 4964 and our IANZ Accreditation.

IANZ Accredited Laboratory - IANZ No. 1263

NZBN: 9429045881237

Building info	
Building Age	1989s
Building Use	Fire Station

Exterior

No exterior in scope

Interior

Item	Walls in engine Bay

Media summary

Photo 1

Photo 2

Photo 3

Asbestos Renovation Survey
Engine bay linings
Silverdale Fire Station

149 Hibiscus Coast Highway
Red Beach

Asbestos report

Conducted for:
Fire and Emergency NZ
Completed on:
3/12/25
Document Number:
J0001384 - 01
Conducted on:
3/12/25
Personnel:
Terry Coleman and Lesley Coleman

Disclaimer
The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made. Information on the latest relevant legislation and guidelines can be found on the following sites:
http://www.legislation.govt.nz/act/public/2015/0070/latest/DLM5976660.html,
http://www.legislation.govt.nz/regulation/public/2016/0015/latest/DLM6729706.html,
http://construction.worksafe.govt.nz/guides/acop-management-and-removal-of-asbestos/.

Confidentiality Statement
In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

Executive Summary

Scope

Coleman Consulting was asked to come to this premise to review the work involved in the relining of walls and some of the ceiling in the engine bay.

Conclusion

Coleman Consulting attended site and assessed where the work will take place
We took one sample of plasterboard linings.
Please note this is to be read in conjunction with Coleman Consulting report J0001307 - 01 engine bay wall lining for drying cabinet in which we tested the composite timber wall linings and had no positive results
In both reports, no asbestos was detected.
Work can take place with no asbestos controls needed.

Asbestos renovation survey

3 Dec 2025

Site conducted

Photo 1

project information	Silverdale fire Station Engine bay refurbishment
Address	149 hibiscus coast highway
Job Number	1384
Client	FENZ
Surveyors	Terry Coleman and Lesley Coleman
Conducted on	03.12.2025

Executive summary	No Asbestos Detected
Commissioned by	FENZ
Site location	149 Hibiscus Coast Highway, Red Beach 0932, New Zealand (-36.6059542, 174.6903662)
Scope of works	Refurbishment of engine bay
Background information	Asbestos refurbishment survey
Relevant Legislation	HSWA 2015 HSWA(asbestos) 2016 GPG Asbestos Surveying 2025
Inspection dates	03.12.2025 08:11 NZDT

Inspected by

9(2)a

Terry Coleman and Lesley Coleman
03.12.2025 08:11 NZDT

Audit

Asbestos Samples

Asbestos Samples 1

Sample Location	Storeroom
Material	Plaster cladding system
Quantity	Under 10m2
Level	Ground
Sealed	☑
Condition	Moderate Damage

Close Up Photo

Photo 2


Photo 3

Overview Photo

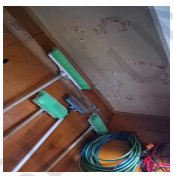


Photo 4

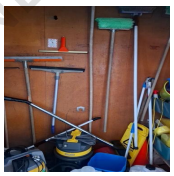


Photo 5

Asbestos Samples 2

Sample Location	Engine bay walls and part ceiling
Material	Timber panel cladding
Quantity	25m2 approximately

Level	Walls and ceiling
Sealed	☑
Condition	Moderate Damage

Close Up Photo

Previously sampled refer Coleman Consulting Report No1307

Photo 6

Previously sampled refer Coleman Consulting Report No1307

Overview Photo

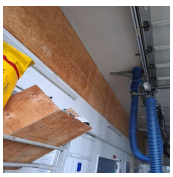


Photo 7

Photo 8

Photo 9

Photo 10

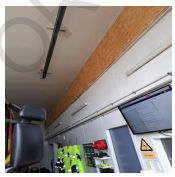


Photo 11

lab Results

PROLABS

PO Box 11156
Ellerslie, Auckland, 1542
New Zealand

CERTIFICATE OF ANALYSIS

Asbestos Identification

Certificate No: 25-8511

Client:	Coleman Consulting Ltd	**Date Sampled:**	3/12/2025
Client Contact:	Terry Coleman	**Date Received:**	3/12/2025
Telephone:	027 746 7852	**Date Analysed:**	3/12/2025
Email:	office@colemanconsulting.co.nz	**Date Issued:**	3/12/2025
Address:	3 Heather Place, Sunnynook Auckland	**Order No.:**	1384
Site:	Job 1384	**Sampled By:**	As Received

Test Method:
Qualitative identification of asbestos types in bulk samples at PROLABS Laboratory by polarised light microscopy, including dispersion staining techniques using PROLABS in-house method ID-1, AS4964 (2004).

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	S1	Plasterboard linings - store cupboard	Plaster	1 x 1	NAD, ORF	No

Fibre Identification Legend

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NAD	No Asbestos Detected
UMF	Unknown Mineral Fibre	hpd	Handpicked

All samples submitted by clients for laboratory testing are retained by the laboratory for a period of 3 months.

Approved Identifier
Name: Joy Chen
9(2)a

Approved Signatory
Name: Philip Torley
9(2)a

PROLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. Analysis of dust samples collected using adhesive tape or swabs/wipes is not covered under AS 4964 and our IANZ Accreditation.

IANZ Accredited Laboratory - IANZ No. 1263

NZBN: 9429045881237

Building info	
Building Age	1989
Building Use	Fire Station

Exterior

No exterior in scope

Interior

Item	Engine bay lining reclad

Media summary

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

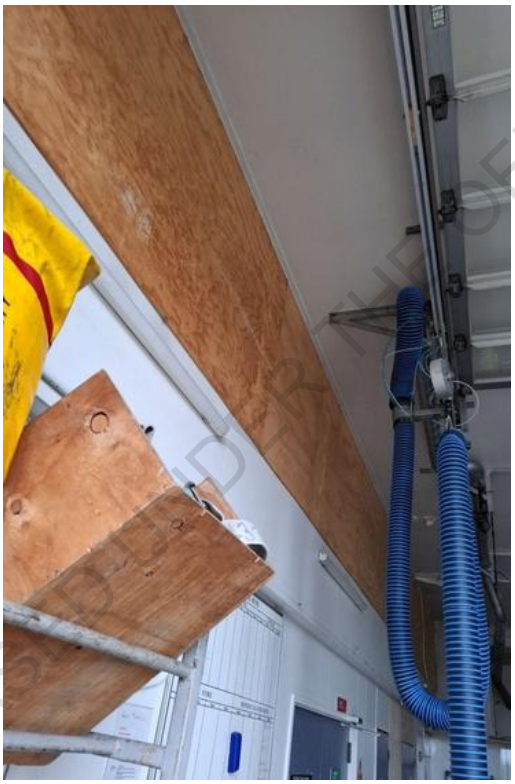


Photo 7

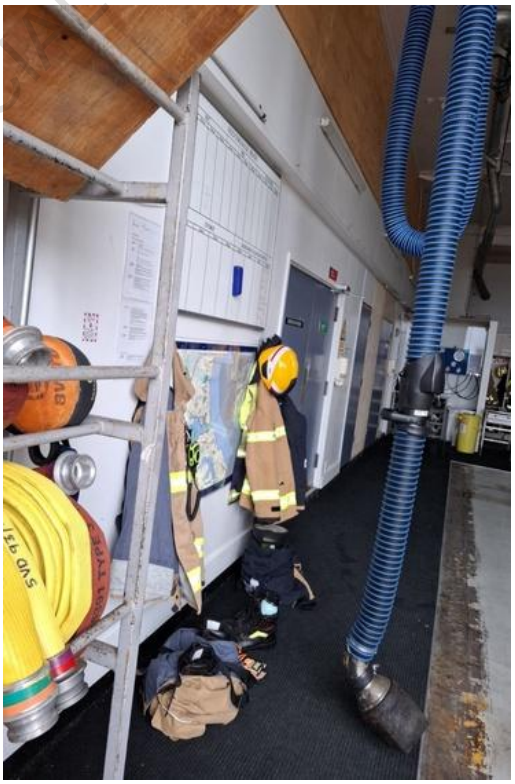


Photo 8

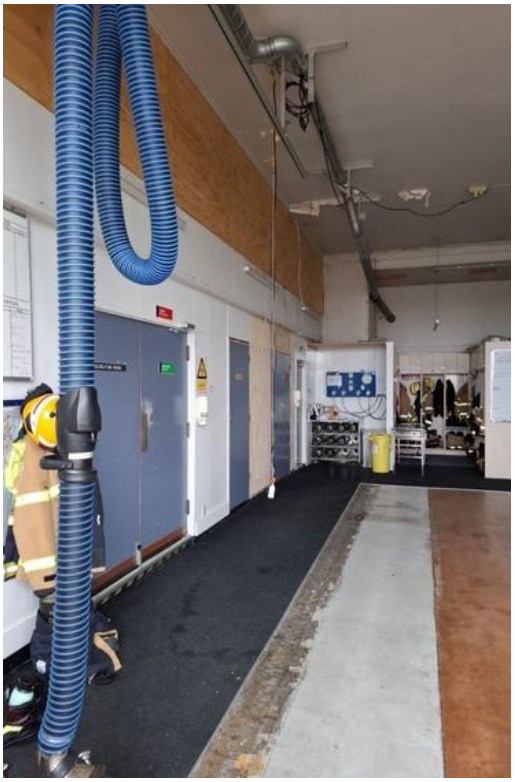


Photo 9

Photo 10

Photo 11

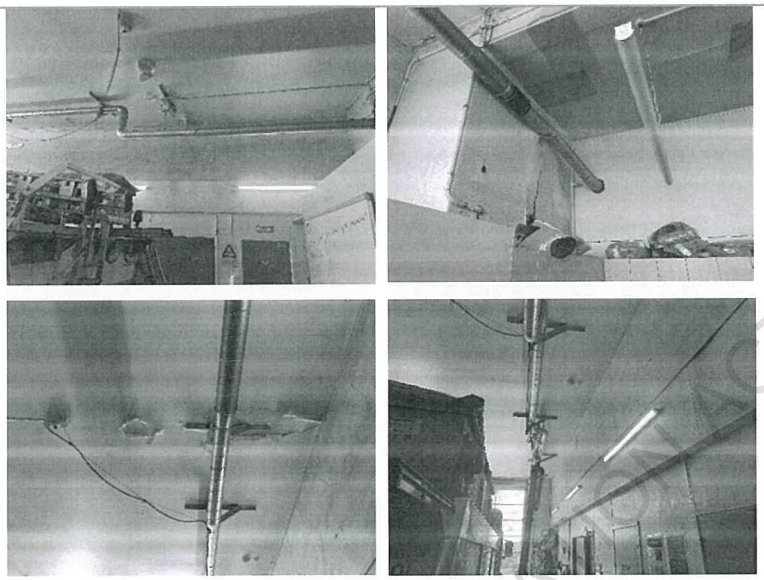
Procurement decision document – Contract Value over $20K and under $100K

Part 1 – Initial Request

Part A	Requestor details	
Date:	1 December 2025	
Requestor name:	Geoff Alderton	
Requestor title:	Property Coordinator, Te Hiku	
Contract Manager name:	Mal Tipton	
Contract Manager title:	Region Property Manager, Te Hiku	
DFA Budget holder name:	Mal Tipton	
DFA Budget holder title:	Region Property Manager, Te Hiku	
Does anyone involved in the decision have a conflict of interest to declare related to this procurement decision? **If yes, please see the guidance for next steps.**	☐ Yes	☒ No

Out of scope

Part C	What we are buying
Goods/services/solution needed:	**Silverdale Fire Station:** Appliance Bay Refurbishment Install suspended ceiling above lockers, replace temporary cladding where windows were previously removed. Paint and make good the Appliance Bay interior. Include allowances for skip bins, scaffold equipment and general construction costs, as well as subtrades such as ceiling works/ceiling tiles and painting.
Reason we need it:	The ceiling currently has multiple holes from previous leaks, extensive areas of flaky paint, and temporary cladding where windows were removed due to asbestos. As a result, debris and paint flakes are falling into the locker area, affecting both personal items and PPE gear. Installing a suspended ceiling will prevent debris from entering the space, conceal existing services, and represents the most cost-effective solution to remediate the area.

	 **Property Handbook - Action: 21** Invest to maintain the average service life of fire station buildings to below 40 years.
Category:	Property

Part D	**Supplier selection**
Supplier name:	Shift Group Limited
Supplier selection:	**1 x quote invited; 1 x estimate received.**
Is this supplier from a panel agreement?	

Out of scope

Out of scope

Part F				Contract details
Proposed contract type:	FENZ Short Form Contract			
Contract term (initial engagement):	**Contract start:**	1 December 2025	**Contract end:**	31/01/2026
Contract Value (initial term):	Out of scope			
Additional information (if applicable):	• This project was not schedule in the existing 2025/2026 minor capex budget however, the Property Team are confident this can be achieved within the overall budget allowance. • An AMP Plan is present for this station and an Asbestos Survey will be requested prior to works commencing.			

Out of scope

Part H			Approvals/Endorsements	
Role	**Name**	**Title**	**Signature**	**Date**
Endorsement	Geoff Alderton	Property Coordinator, Te Hiku	9(2)a	
Approval	Bryce Hosking in absence of Mal Tipton	Region Property Manager		

Out of scope

[redacted]

Document information

Owner	Head of Procurement
Steward	Manager Procurement Capability and Practice
Last reviewed	21 March 2024
Review period	Every second year

Record of amendments

Date	Brief description of amendment
February 2024	Updated to include reference to privacy considerations.
November 2023	Updated version following feedback from users and more information to support Māori business use.
October 2023	Updated version following feedback from users and adjustment to documentation approach for Contract Values under $20K.

August 2023	Removed content controls on text entry cells, removed dropdown options from **Is this supplier from a panel agreement?** field, hyperlinked references to DFA to Portal page
June 2023	Initial version

Out of scope

Out of scope

Out of scope

Silverdale Fire Station, 149-153 Hibiscus Coast Highway, Te Hiku

Introduction

This is a subsidiary plan	The asbestos management plan for this workplace is in two parts: • Our Organisation-wide asbestos management plan provides the details for how all Fire and Emergency New Zealand workplaces must manage and control asbestos and asbestos-containing material (ACM). • This site-specific asbestos management plan provides the details for how this specific workplace will manage and control the asbestos and ACM at this particular site. **Note:** The 'Site asbestos record' spreadsheet for the workplace also forms part of this site-specific plan.
Workplace details	This asbestos management plan relates to Silverdale Fire Station at 149-153 Hibiscus Coast Highway, Te Hiku.
PCBUs for this workplace	Managing and controlling asbestos is the responsibility of the 'person conducting a business or undertaking' (PCBU) at the workplace, as defined in the Health and Safety at Work Act 2015 (the HSWA). Fire and Emergency is the only PCBU for this workplace.
If you have questions	For any questions about this document, first see the workplace's OIC or manager.

Contents

This plan contains the following content:

Asbestos locations in this workplace

Where asbestos is identified

This asbestos management plan is informed by the asbestos management survey report produced for this site by Precise Consulting and issued in July 2020 to Fire and Emergency. Precise undertook an asbestos management survey of this site on 28 May 2020.

Asbestos or ACM has been identified (or is presumed to be present) in 3 location(s).

- For details of the specific locations, see the Site plan in this document and the site asbestos records stored:
  - in hard copy, attached to the back of this document
  - electronically, in Fire and Emergency's National Property drive.
- For full details on how we surveyed to identify these locations, see the asbestos survey report saved in the same electronic locations as above.
- The asbestos or ACM was identified by sample testing.

Signage locations

No signage or labels have been posted at this workplace.

Information for personnel

To inform Fire and Emergency personnel about all the asbestos that's present at this site we will make this plan and the asbestos records attached to it available to all personnel working at the site, or when personnel visit the site, at site induction.

Training personnel

We will follow section 7.2 of the Organisation-wide asbestos management plan to decide who to train and when.

We will give asbestos-related training to the following Fire and Emergency personnel.

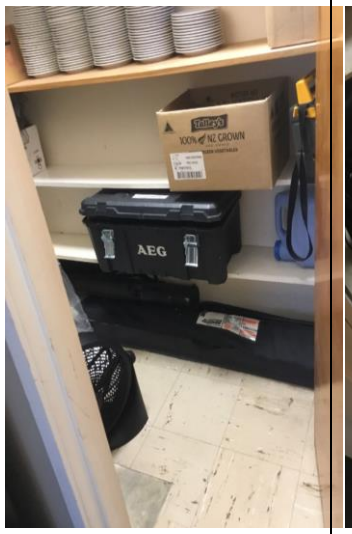
Trainee(s)	Training type	Date
TBA	Asbestos Awareness or similar	TBA

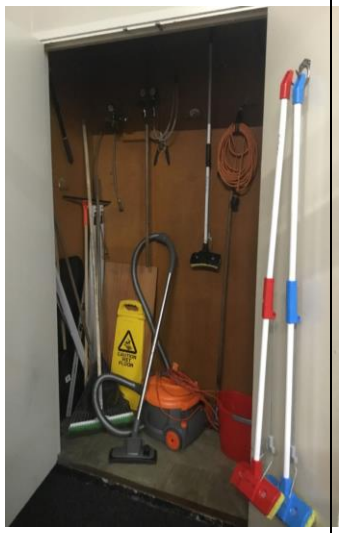
Managing and controlling the identified asbestos risks

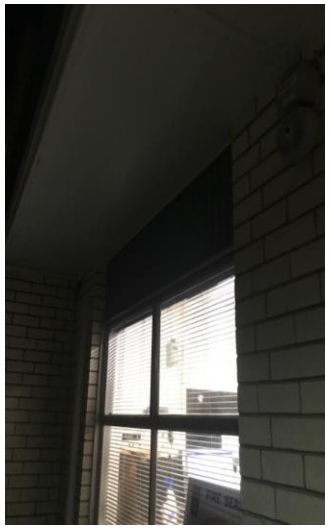
Management and control decisions

This section lists the decisions for managing the asbestos or ACM in this workplace, and the reasons for these decisions.

We will manage the asbestos present in this workplace using the following controls.

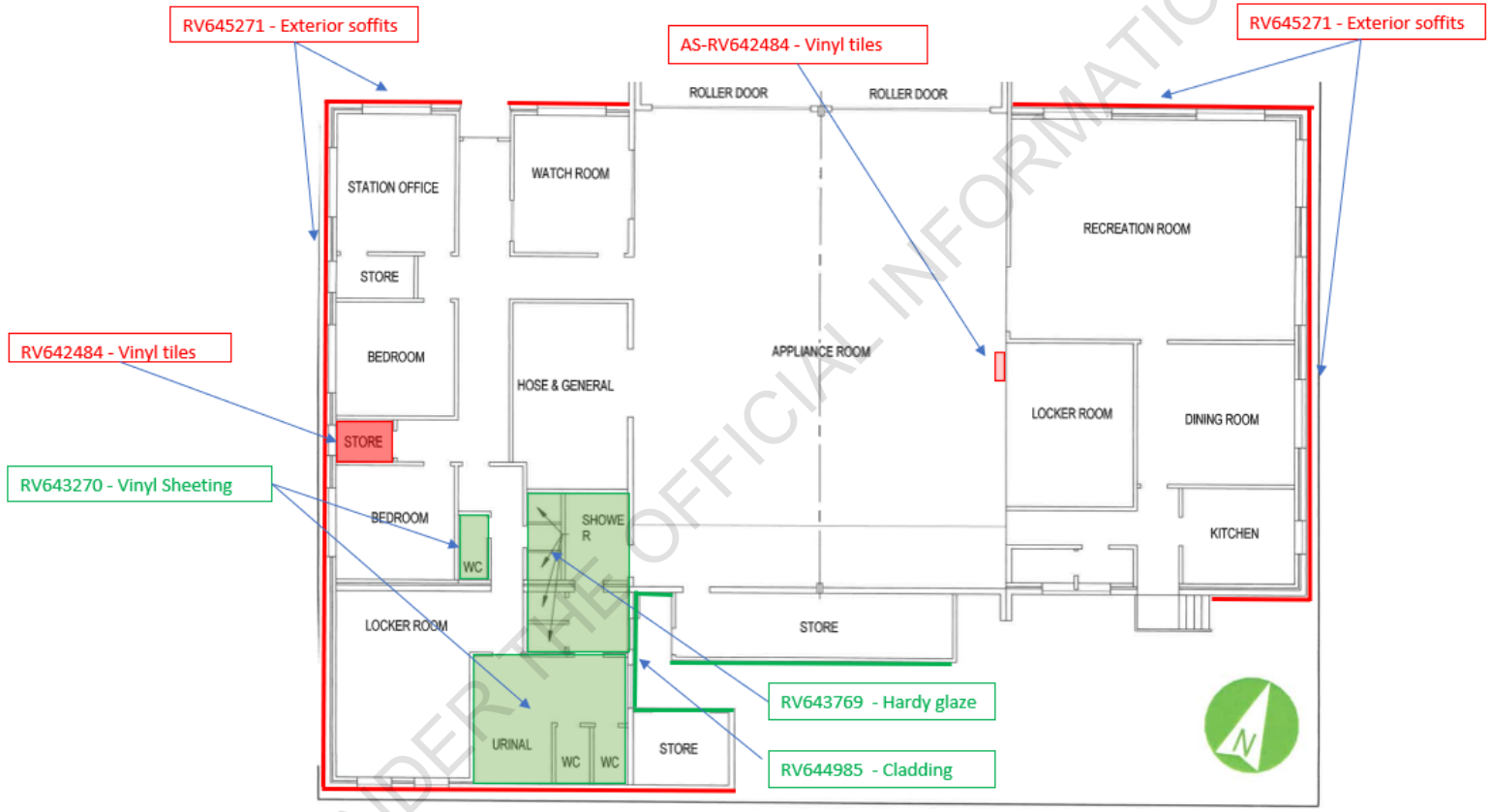
Photos		Location			Overall Risk Score	Control(s)	Inspection Frequency	Reason, comments
		Building	Floor	Room				
		Silverdale Fire Station	Ground floor	Store (adjacent to bedroom/s) – Vinyl Tiles (RV642484)	8 - Low risk ACM	<u>Manage & re-inspect periodically</u> Leave in place & manage. Condition of material to be monitored and maintained. • Never sand, grind or waterblast the vinyl or floor under. • Cutting or drilling of the material must be performed in a controlled way (see the 'Asbestos Regulations', Clause 18) to prevent possible fibre release. • Workers (PCBUs) undertaking work that disturbs this material should do so in accordance with Worksafe's 'ACOP for the Management & Removal of Asbestos'. • Re-inspect condition 3-yearly.	3 yearly - May 2023.	Low risk ACM. Material has low damage. Floor tiles and linoleum, or lino can contain asbestos. They may also have asbestos backing paper, or be fixed with asbestos containing mastic. Normal cleaning and maintenance such as mopping, waxing and polishing is permitted.

Photos		Location			Overall Risk Score	Control(s)	Inspection Frequency	Reason, comments
		Building	Floor	Room				
		Silverdale Fire Station	Ground floor	Appliance Bay storage closet – Vinyl Tiles (RV642484)	8 - Low risk ACM	<u>Manage & re-inspect periodically</u> Leave in place & manage. Condition of material to be monitored and maintained. • Never sand, grind or waterblast the vinyl or floor under. • Cutting or drilling of the material must be performed in a controlled way (see the 'Asbestos Regulations', Clause 18) to prevent possible fibre release. • Workers (PCBUs) undertaking work that disturbs this material should do so in accordance with Worksafe's 'ACOP for the Management & Removal of Asbestos'. • Re-inspect condition 3-yearly.	3 yearly - May 2023.	Low risk ACM. Material has low damage. Floor tiles and linoleum, or lino can contain asbestos. They may also have asbestos backing paper, or be fixed with asbestos containing mastic. Normal cleaning and maintenance such as mopping, waxing and polishing is permitted.

Photos		Location			Overall Risk Score	Control(s)	Inspection Frequency	Reason, comments
		Building	Floor	Room				
		Silverdale Fire Station	Ground floor	Exterior - Soffit linings (RV645271)	10 - Medium risk ACM	<u>Manage & re-inspect periodically</u> Leave in place & manage. Finish of material to be monitored and maintained. • Never sand, grind or waterblast the material. • Cutting or drilling of the material must be performed in a controlled way (see the 'Asbestos Regulations', Clause 18) to prevent possible fibre release. • Workers (PCBUs) undertaking work that disturbs this material should do so in accordance with Worksafe's 'ACOP for the Management & Removal of Asbestos'. • Re-inspect condition 3-yearly.	3 yearly - May 2023.	Exterior location. Material has low damage, with a very low chance of disturbance. Activities such as light cleaning, or painting are permitted.

Site plan

This site plan shows the layout of the workplace, and the location of each instance of ACM within it. It also shows the location of sample materials that when tested proved not be ACM.



PRECISE CONSULTING

FIRE EMERGENCY NEW ZEALAND

Silverdale Fire Station

Ground Floor

Asbestos Detected
No Asbestos Detected
Presumed Asbestos

N

Managing incidents and emergencies involving asbestos

How we will manage incidents and emergencies	We will follow section 6 of the Organisation-wide asbestos management plan to manage incidents and emergencies.https://portal.fireandemergency.nz/documents/organisation-wide-asbestos-management-plan/ This may include: • alerting others on site to the potential contamination • vacating and isolating the affected area • personal contamination procedures.

Managing work involving asbestos

How we will manage work	We will follow sections 6.1, 7.2 and 7.3 of the Organisation-wide asbestos management plan to manage any workers carrying out any work at our workplace. The work includes both work that involves the asbestos, and other work that could disturb the asbestos. We will brief all workers on the relevant asbestos present at this site using this document.

Keeping this plan in use and up-to-date

Responsibility	The Regional Property Coordinators are responsible for making sure we review this plan by the date we need to (see below).
Timing	We will review this plan and the site asbestos records according to section 5.4 of the Organisation-wide asbestos management plan. We expect to next review these documents by 30 November 2025 – or earlier, if there is a reason to.
Storing and using this document	When contractors work on site here, we will make sure they can always access a hard copy and soft copy of this plan. We will store this document (and the documents attached to it) electronically in: • the Fire and Emergency National Property drive • the workplace's drive / folder.

Record of amendments

Date	Author	Brief description of amendment
30 Jul 2020	Ronaldo Vollenhoven Precise Consulting	Initial version, developed as a result of identifying asbestos at the workplace.
30 November 2020	Steve O'Malley, Fire and Emergency, Senior Advisor – Property National Standards and Systems	PCBU finalisation of initial Asbestos Management Plan

Appendix A – Site Asbestos Records

Schedule

Workplace asbestos record

Important: Once completed, this record is part of the workplace's asbestos management plan.

Workplace: Silverdale Fire Station, 149-153 Hibiscus Coast Highway, Silverdale, Te Hiku

Reference	Location			How identified	Product type	Extent of material	Access	Condition	Surface treatment	Asbestos type	Material score	Priority score	Risk score	Comments
	Building	Floor	Room											
RV642484	Silverdale Fire Station	Ground floor	Bedroom 1 Store	Sampled	Composite materials	4 m²	Internal	Low damage / few scratches / marks broken edges etc.	Composite materials, vinyl floor tiles, reinforced plastics, mastics & resins	Chrysotile	3 - Low potential	5 - Medium priority	8 - Low risk ACM	*Vinyl tiles*
RV642484	Silverdale Fire Station	Ground floor	Appliance Bay storage closet	Sampled	Vinyl floor tiles	6 m²	Internal	Low damage / few scratches / marks broken edges etc.	Composite materials, vinyl floor tiles, reinforced plastics, mastics & resins	Chrysotile	3 - Low potential	5 - Medium priority	8 - Low risk ACM	*Vinyl tiles*
RV645271	Silverdale Fire Station	Ground floor	Soffit linings	Sampled	Cement products	40 m²	External	Low damage / few scratches / marks broken edges etc.	Enclosed laggings, sprays, low density board with exposed face sealed and cement sheets	Chrysotile, Crocidolite	6 - Medium potential	4 - Low priority	10 - Medium risk ACM	*Soffits*

Related information

Also see:

- Asbestos management and control policy
- Organisation-wise asbestos management plan
- WorkSafe New Zealand's Good Practice Guidelines for Conducting Asbestos Surveys

Document information

Owner	Fire and Emergency New Zealand
Last reviewed	30-Nov-20
Next review	30-Nov-25

Record of amendments

Date			Brief description of amendment
30/07/2020			Initial version, developed as a result of NHQ Property's asbestos review by Precise
30/11/2020			Initial version, finalised by Fire and Emergency

Asbestos Management Survey

Silverdale Fire Station - 149-153 Hibiscus Coast Highway, Red Beach 0932
Te Hiku

Prepared for:
Fire and Emergency New Zealand

Client Address:
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Client Reference:
N/A

Job Number:
J023255

Date of Visit:
28 May 2020

Date of Report Submission:
30 July 2020

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Job Number:	J023255
Field Work Date:	28 May 2020
Report Submitted:	30 July 2020
Address:	149-153 Hibiscus Coast Highway, Red Beach 0932
Prepared for Company:	Fire and Emergency New Zealand
Surveyor:	Ronaldo Vollenhoven
Qualifications:	IP402 & IP404
Report Version:	Final
Client Reference:	N/A
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Contents

1.0 Executive Summary

A Management Survey of 149-153 Hibiscus Coast Highway, Red Beach 0932 was undertaken by Precise Limited on 28 May 2020.

Executive Summary	
Workplace Surveyed	Silverdale Fire Station - 149-153 Hibiscus Coast Highway, Red Beach 0932

Asbestos and ACM identified at the workplace:

Location			Identification	Risk Score
Building	Room	Item Location		
Silverdale Fire Station	Bedroom 1 Store	Vinyl flooring	Confirmed Asbestos RV642484	8 - Low risk ACM
Silverdale Fire Station	Appliance Bay storage closet	Vinyl flooring	Confirmed Asbestos RV642484	8 - Low risk ACM
Silverdale Fire Station	Soffit linings	External soffits	Confirmed Asbestos RV645271	10 - Medium risk ACM

Recommendations:

Item			Recommendations	Periodic Monitoring
Building	Room	Item Location		
Silverdale Fire Station	Bedroom 1 Store	Vinyl flooring	Manage & re-inspect periodically	Prior to disturbance or every 3 years.
Silverdale Fire Station	Appliance Bay storage closet	Vinyl flooring	Manage & re-inspect periodically	Prior to disturbance or every 3 years.

Item			Recommendations	Periodic Monitoring
Building	Room	Item Location		
Silverdale Fire Station	Soffit linings	External soffits	Manage & re-inspect periodically	Prior to disturbance or every 3 years.

Inaccessible Areas:

Asbestos Containing Materials have been presumed as being present in the following areas where access could not be gained. Partial demolition of surrounding areas or access equipment may be required to provide final confirmation of any presence of asbestos containing materials.

Building	Floor Type	Room	Comments	Accessibility
There were no items identified in this category.				

2.0 Introduction

Precise Limited received an Authorisation to Proceed to undertake, as far as practicable, a non-intrusive Asbestos Management Survey from Fire and Emergency New Zealand. This order has been accepted on the basis of the original scope and proposal, and our terms and conditions of business.

The order relates to the survey of: 149-153 Hibiscus Coast Highway, Red Beach 0932
The survey was carried out by: Ronaldo Vollenhoven
The Type of survey selected / requested by the client was an Asbestos Management Survey.
Intrusiveness level: Our standard practice for management surveys is to access all reasonably accessible areas. All suspect materials have been sampled unless deemed unsafe or hazardous. No intrusive inspections have been carried out during this survey.

The reason for selecting this survey is to enable the client to manage the asbestos risks associated with asbestos and asbestos containing materials located internally and externally at their property.

This survey was carried out in accordance with documented in house procedures, which are based on the Health and Safety at Work (Asbestos) Regulations 2016, the HSWA Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016 and the HSE Guidance document HSG 264 'The Survey Guide'. This survey has been created in line with the scope of works provided by Fire and Emergency New Zealand.

The keys outputs for this survey report are:

- Management Survey Report
- Asbestos Risk Assessment
- Asbestos Records (Appendix A)
- Asbestos/ACM Material Data Sheets (Appendix B)
- Marked Up Asbestos Diagrams (Appendix C)
- Sample Analysis Results (Appendix D)

2.1 Purpose of the Survey

The purpose of this Management Survey is to help the client identify and manage asbestos in their premises. It provides sufficient information for the recording of the location and condition of asbestos containing materials – in accordance with Sections 10 and 13 of the Health and Safety at Work (Asbestos) Regulations 2016.

This legislation stipulates the PCBU with control of the workplace may not allow work with asbestos (including maintenance and removal), in accordance with Section 7 of the Health and Safety at Work (Asbestos) Regulations 2016 unless the works are completed in accordance with the Regulations licensing requirements.

The PCBU with control of the workplace should take all practicable steps to identify asbestos products within their properties and record its location and condition in accordance with these Regulations. Tenants and workers must be made aware of the presence of asbestos and of any action relating to it that may become necessary; all contractors required to do work must be informed of the presence of asbestos.

This report provides information on asbestos containing materials within the premises, so that the client can carry out a risk assessment and prepare a suitable Asbestos Management Plan in accordance with Section 13 of the Regulations.

2.2 Aim of Survey

The aim of this survey was to:

- Identify and record the location, extent and product type, as far as reasonably practicable, of known or presumed ACMs;
- Inspect and record information regarding the accessibility, condition and surface treatment of known or presumed ACMs;
- Determine and record the asbestos type based on sampling or making a presumption based on product type and appearance ;
- Understand the risk posed by the asbestos and ACMs identified;
- Help Fire and Emergency New Zealand decide if remedial action is required;
- Provide recommendations for ongoing reviews and monitoring to enhance Fire and Emergency New Zealand's asbestos management; and
- Inform development of a workplace asbestos management plan.

2.3 Type of Survey – Management Survey

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACMs in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspected ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

All areas have been accessed as far as is reasonably practicable. Any areas that were inaccessible have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to confirm the presence or absence of asbestos containing materials. Presumptions may have also been used within this report to presume or strongly presume the presence of ACMs in lieu of sampling.

Management surveys may involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties e.g. type of building, nature of construction, etc.

The survey report can be used as a basis to start developing a management plan and prioritise actions, but in itself does not constitute a management plan.
In order for the client to comply with Section 13 of the Health and Safety at Work (Asbestos) Regulations 2016 they must implement an asbestos management plan for confirmed or presumed asbestos containing materials.

This management survey includes a material assessment of the identified or presumed ACMs which relates to their condition and their potential to release fibres. This material assessment will provide the client with an initial guide to the priority for managing ACMs as it will identify those ACMs which will most readily release fibres if they are disturbed.

2.4 Survey Methodology

2.4.1 This survey has been undertaken in accordance with the New Zealand Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016, HSG264 'The Survey Guide' and Precise Limited's in-house procedures.

2.4.2 Clients of Precise Limited that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

2.4.3 Photographs of suspected ACMs will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACMs will not be identified with labels unless the client expressly requests otherwise.

2.4.4 All accessible fibrous materials and items will be included in the survey unless, in the surveyor's professional opinion, these items can be excluded (e.g. Wood, wallpaper, man-made mineral fibre).

2.4.5 Areas that could not be accessed will be presumed to have ACMs present until proven otherwise. Each area requiring further inspection will be documented within Appendix 3 – Inaccessible Areas.

2.4.6 Materials that could not be accessed and in the surveyor's opinion cannot be dismissed, will be presumed to be ACM unless proven otherwise. Materials that are not sampled, but in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

2.4.7 The quantity of samples taken may be minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the Asbestos/ACM Material Data Sheet's (Appendix B) of the survey and will be referenced against the original sampled material.

2.4.8 Our surveyor has made every attempt to avoid causing damage during the survey whilst attempting to identify all possible ACMs as required by the scope of works. Minor repairs will be made and any areas accessed will be left in a safe condition.

2.4.9 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients' representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACMs present until proven otherwise.

2.4.10 Non-fibrous materials and items known not to contain asbestos (e.g. Concrete block, metal, plastics and non-textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or these items have specifically been requested by the client.

2.4.11 Older electrical equipment, which cannot be shown to contain ACMs, has been presumed to have ACMs present unless, in the surveyor's professional opinion, such items can be excluded.

2.5 Desk Top Review and Survey Planning

Details of information requested from the client by Precise Limited in order to carry out a desk top review and plan the survey in accordance with the New Zealand Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016 and HSG 264 'The Survey Guide' were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Steve O'Malley on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of: Silverdale Fire Station - 149-153 Hibiscus Coast Highway, Red Beach 0932.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

3.0 Site Information

Building Use	**This building is primarily used for**: • Firefighting equipment and appliance storage • Training • Living quarters • Social activities • Office working space • Maintenance and equipment facilities
Building Description	**The building consists of:** Roof: Covered with profile metal sheets. Cladding: Brick Walling Linings: Painted plasterboard Foundations: Concrete Floor Linings: A mixture of carpet and tiled finishes.
Areas Surveyed	All areas and rooms of the buildings onsite were surveyed to the scope of a management survey. Areas surveyed: • Fire Station • Appliance bay • Watch room • Bathrooms and storage • Social room • Mezzanine storage • Kitchen and bar
Excluded Areas	Exclusions: • Wall cavities • Subfloor • Full depth of floor linings • Any inaccessible areas listed in the executive summary

4.0 Disclaimer and Limitations

This report has been prepared in accordance with the agreement between Fire and Emergency New Zealand and Precise Limited. Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted good practices, using a degree of skill and care ordinarily exercised by members of this profession. No other warranty, expressed or implied, is made.

It should be noted that whilst the surveyor made every effort to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may be hidden within the fabric of the building or in other non-accessible areas, and may only become known when the building is being demolished or renovated.

Internal inspections of plant, machinery, ancillary equipment and fixings were outside the remit of this of this audit. Such items include:

- Water heaters;
- Boilers;
- Heating, Ventilation, Air Conditioning (HVAC) systems;
- Boxing (pipe boxing, cable chases etc.);
- Sanitary and plumbing wares (incl. Soil pipes);
- Areas above the reach of a 2.5m ladder unless access arranged prior to survey;
- Fire doors frequently contain an inner layer of asbestos material. Internal sections of fire doors were not examined during this audit, as this would have caused significant damage to the doors. Fire doors should, therefore, be assumed to contain asbestos until proven otherwise; and
- Some types of metal framed windows can contain asbestos seals as beading and steel sash putties.

This report is solely for the use of Fire and Emergency New Zealand and any reliance on this report by third parties shall be at such party's sole risk as it may not contain sufficient information for the purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any objective other than those set out in the report, except where written approval with comments are provided by Precise Limited.

This report relates only to the identification of asbestos containing materials used in the construction of the property and does not include the identification of asbestos containing materials in mobile plant and equipment, dangerous goods, or hazardous substances in the form of chemicals used, stored or manufactured with the property or plant.

This report only refers to the areas and materials that have been identified and specified by the client as requiring an asbestos survey. Any materials or areas not specified by the client as requiring an asbestos survey will be deemed outside the specified scope of works, and outside the liability of Precise Limited.

The management and staff of Precise Limited have taken every feasible action to ensure that the quality and integrity of this report is true to type. However due to the scientific basis of analytical results, Precise Limited does not guarantee the completeness or accuracy of information gathered and presented in this report. The information and knowledge in this report should not be relied on in its entirety. Any commercial decisions made should be done in consultation with other documentation, and advice not purely from this document.

5.0 Exclusions and Caveats

For safety reasons, it is not possible to inspect internal areas of plant and machinery.

Where areas have been designated 'no access', or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos containing materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the data sheets of this report. In accordance with the Health and Safety at Work (Asbestos) Regulations 2016, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services prove otherwise.

Residual asbestos material may be present beneath re–lagged services and cannot be detected unless the re- lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Stipple" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained from the same area, the client should presume that the textured coating contains asbestos throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant, unless specifically requested by the client.

6.0 Sampling and Analysis

The objective of bulk sampling is to determine whether or not asbestos is present in possible asbestos containing materials.

Bulk sampling is undertaken in line with recognised safe practices in order to minimise potential risk to the health of building occupants and visitors. Bulk samples are taken in accordance with documented in-house procedures, the New Zealand Good Practice Guidelines 'Conducting Asbestos Surveys', October 2016 and HSG264 'The Survey Guide'.

Bulk samples are sent to the appointed IANZ Accredited Laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location. The label will indicate the sample number and the date taken. This label can be used with the report for cross reference purposes.

The bulk sample description and analysis results can be found in Appendix D of this report – Sample Analysis Results.

Key to Analysis Results:

- Chrysotile – White Asbestos
- Amosite – Brown Asbestos
- Crocidolite – Blue Asbestos
- Organic Fibre Type (OFT)– Not Asbestos
- Synthetic Mineral Fibre (SMF) – Not Asbestos
- Unidentified Mineral Fibre (UMF) – May or May Not be Asbestos

7.0 Survey Results

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Station office/ Watch room	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Living quarters lounge	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Bedroom 1	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	RV642484	**Extent of Material**	4 m²
Building	Silverdale Fire Station	**Surface Treatment**	Composite
Room	Bedroom 1 Store	**Condition**	Low damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	Chrysotile
How Identified	Sampled	**Material Score**	3 - Low potential
Product Type	Composite materials	**Priority Score**	5 - Medium priority
Material	Vinyl tile	**Overall Risk Score**	8 - Low risk ACM

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Bedroom 2	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	General store	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	RV643270	**Extent of Material**	9 m²
Building	Silverdale Fire Station	**Surface Treatment**	Composite
Room	Female shower	**Condition**	No damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	No asbestos detected
How Identified	Sampled	**Material Score**	N/A
Product Type	Vinyl floor sheeting	**Priority Score**	N/A
Material	Vinyl sheeting	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Locker Room	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Male toilet	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	RV643769	**Extent of Material**	25 m²
Building	Silverdale Fire Station	**Surface Treatment**	Sealed
Room	Male shower Room	**Condition**	Low damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	Wall	**Asbestos Type**	No asbestos detected
How Identified	Sampled	**Material Score**	N/A
Product Type	Cement products	**Priority Score**	N/A
Material	Fibre cement sheet	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Hose store	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Appliance bay	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Social room	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Conference Room	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Kitchen	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Female toilet	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	N/A	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	N/A
Room	Bar	**Condition**	N/A
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	N/A
How Identified	N/A	**Material Score**	N/A
Product Type	N/A	**Priority Score**	N/A
Material	No suspect materials found	**Overall Risk Score**	N/A

Reference Number	RV642484	**Extent of Material**	6 m²
Building	Silverdale Fire Station	**Surface Treatment**	Composite
Room	Appliance Bay storage closet	**Condition**	Low damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	Closet floor	**Asbestos Type**	Chrysotile
How Identified	Sampled	**Material Score**	3 - Low potential
Product Type	Vinyl floor tiles	**Priority Score**	5 - Medium priority
Material	Vinyl tile	**Overall Risk Score**	8 - Low risk ACM

Reference Number	RV644985	**Extent of Material**	N/A
Building	Silverdale Fire Station	**Surface Treatment**	Sealed
Room	Southern exterior elevation	**Condition**	Low damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	N/A	**Asbestos Type**	No asbestos detected
How Identified	Sampled	**Material Score**	N/A
Product Type	Cement products	**Priority Score**	N/A
Material	Fibre cement sheet	**Overall Risk Score**	N/A

Reference Number	RV645271	**Extent of Material**	40 m²
Building	Silverdale Fire Station	**Surface Treatment**	Sealed
Room	Soffit linings	**Condition**	Low damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	Exterior	**Asbestos Type**	Chrysotile Crocidolite
How Identified	Sampled	**Material Score**	6 - Medium potential
Product Type	Cement products	**Priority Score**	4 - Low priority
Material	Fibre cement sheet	**Overall Risk Score**	10 - Medium risk ACM

8.0 Asbestos Risk Assessment

Material Risk Score

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (Appendix B) and Asbestos Register (Appendix A). Where asbestos containing materials have been identified or presumed to be present then a Material Risk Assessment Score has been calculated. The Material Risk Assessment Algorithm detailed below complies with the requirements of the Good Practice Guidelines for Conducting Asbestos Surveys and includes additional information from the Health and Safety Executive 'A Comprehensive Guide to Managing Asbestos in Premises' as the asbestos type present in the material impacts the level of risk.

The individual scores for each sample variable are added together to form the final material risk assessment score.

Table 1: Material Risk Assessment Algorithm

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.)
	2	AIB, millboards, low-density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felts.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage / deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles, etc.
	2	Medium Damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets, painted textured coatings, etc.
	2	Unsealed AIB or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type (assumed if not analysed)	1	White/Chrysotile
	2	• Brown/Amphibole (not including blue/crocidolite) • Mixtures that include no Blue/Crocidolite
	3	• Blue/Crocidolite • Any other mixtures • Any materials of unknown asbestos type

Table 2: Material Risk Assessment Score

Material Risk	Score Range	Examples of Scores
High	9 and above	High risk with a high potential to release fibres if disturbed
Medium	5 to 8	Medium risk with a medium potential to release fibres if disturbed
Low	4 or less	Low risk with a low potential to release fibres if disturbed

Priority Risk Score

IMPORTANT NOTE: Add the normal occupant activity score to the three average scores from the likelihood of disturbance, human exposure potential and maintenance activity sections to get a total priority score. This is then added to the material score to give the total overall score

Table 3: Priority Risk Assessment Algorithm		
Sample Variable	**Score**	**Examples of Scores**
A. Normal Occupant Activity		
Main type of activity in area	0	Rare disturbance activity (e.g. building exterior, little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity that may cause contact with ACMs)
	3	High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use)
B. Likelihood of Disturbance		
Location	0	Building exterior, outdoors
	1	Large rooms, warehouse or well-ventilated areas
	2	Rooms up to 100 square metres in area
	3	Restricted or confined areas
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/Amount	0	Small amounts or single items (e.g. strings, gaskets)
	1	Less than 10 square metres in area, or 10 metre pipe run
	2	10 to 50 square metres in area, or 10 to 50 metre pipe run
	3	More than 50 square metres in area, or 50 metre pipe run
C. Human Exposure Potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	More than 10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily

Table 3: Priority Risk Assessment algorithm (continued)		
Average time areas is in use	0	Less than 1 hour
	1	1 to less than 3 hours
	2	3 to less than 6 hours
	3	More than 6 hours
D. Maintenance Activity		
Type of maintenance	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling tiles)
	2	Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling, or leak repair)
Frequency of maintenance activity	0	Unlikely – almost never
	1	Less than once per year
	2	Less than once per month
	3	More often than once a month

Table 4: Priority Risk Assessment Score	
Total Score	**Priority for remedying ACM risk**
4 or less	Low Priority
5 to 8	Medium priority
9 or more	High priority

Asbestos Risk Score

To calculate the asbestos risk score, add the material assessment and priority assessment scores. This score can range from **2** to **24**.

Total Score	Asbestos Risk Level
8 or less	Low risk ACM
9 – 16	Medium risk ACM
17 or more	High risk ACM

9.0 Summary and Recommended Actions

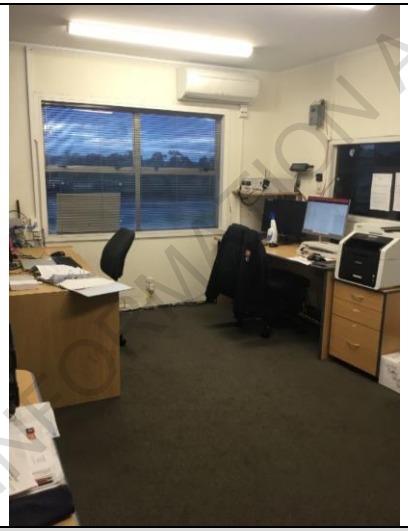
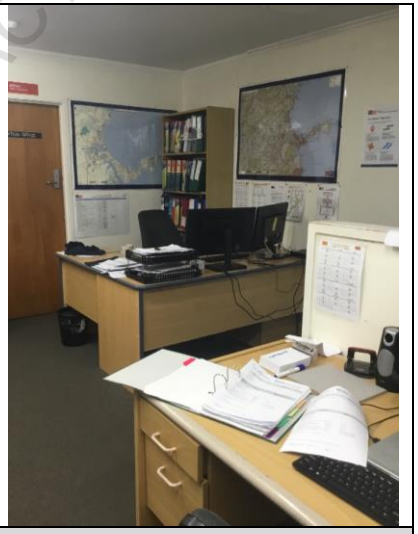
Asbestos and ACMs were identified in the following locations with recommendations as noted.

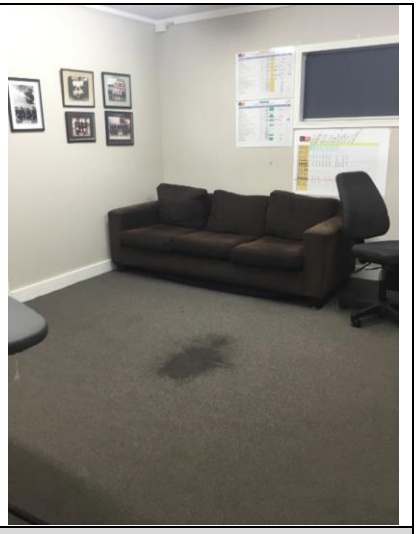
Reference Number	Location			Material Risk Score	Priority Risk Score	Recommendations	Asbestos Risk Score
	Building	Room	Item Location				
RV642484	Silverdale Fire Station	Bedroom 1 Store	Vinyl flooring	3 - Low potential	5 - Medium priority	Manage & re-inspect periodically	8 - Low risk ACM
RV642484	Silverdale Fire Station	Appliance Bay storage closet	Vinyl flooring	3 - Low potential	5 - Medium priority	Manage & re-inspect periodically	8 - Low risk ACM
RV645271	Silverdale Fire Station	Soffit linings	External Soffits	6 - Medium potential	4 - Low priority	Manage & re-inspect periodically	10 - Medium risk ACM

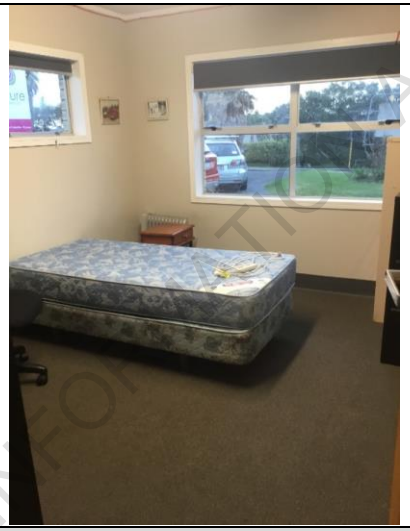
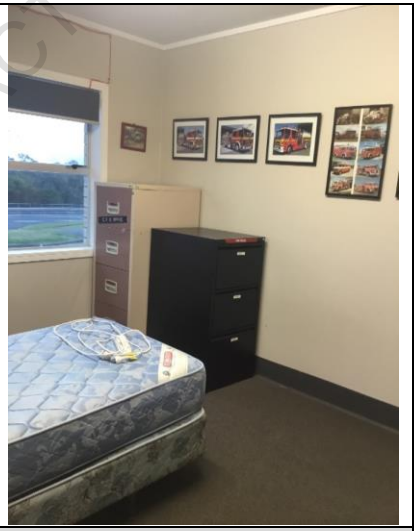
Appendix A – Asbestos Records

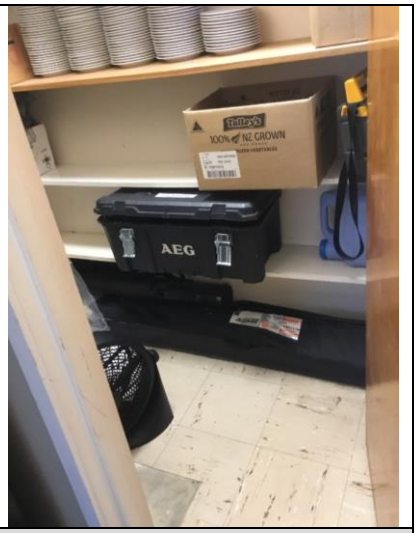
Reference	Location			How identified	Product type	Extent of material	Access	Condition	Surface treatment	Asbestos type	Material Risk score	Priority Risk Score	Asbestos Risk Score	Comments
	Building	Floor	Room											
RV642484	Silverdale Fire Station	Ground floor	Bedroom 1 Store	Sampled	Vinyl flooring	4 m²	Accessible	Low damage	Composite	Chrysotile	3 - Low potential	5 - Medium priority	8 - Low risk ACM	
RV642484	Silverdale Fire Station	Ground floor	Appliance Bay storage closet	Sampled	Vinyl flooring	6 m²	Accessible	Low damage	Composite	Chrysotile	3 - Low potential	5 - Medium priority	8 - Low risk ACM	
RV645271	Silverdale Fire Station	Ground floor	Soffit linings	Sampled	Cement products	40 m²	Accessible	Low damage	Sealed	Chrysotile Crocidolite	6 - Medium potential	4 - Low priority	10 - Medium risk ACM	

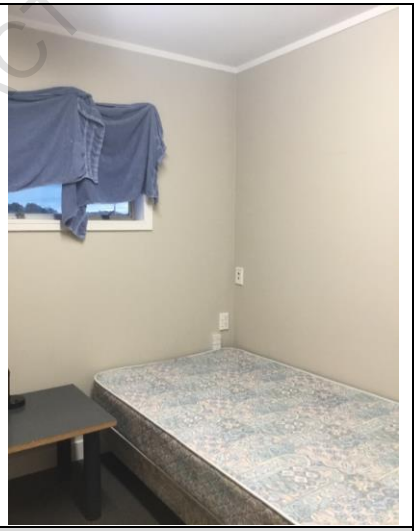
Appendix B – Material Data Sheets

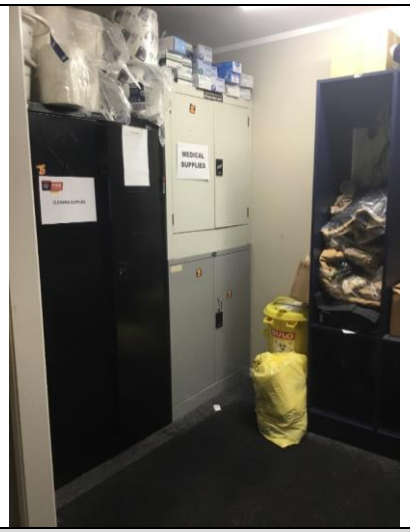
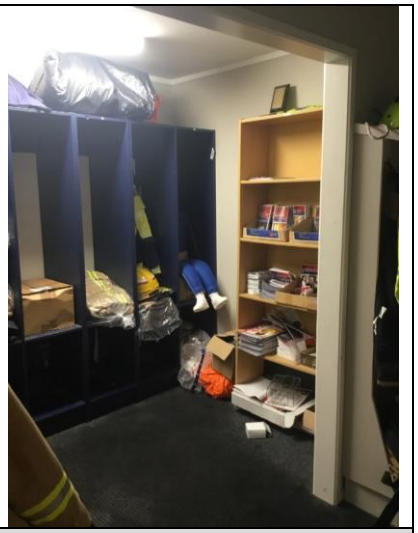
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Station office/ Watch room	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

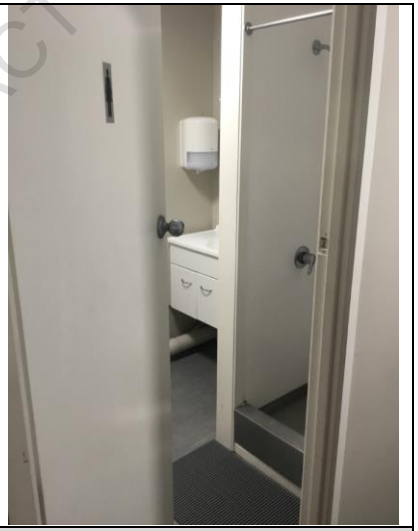
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Living quarters lounge	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

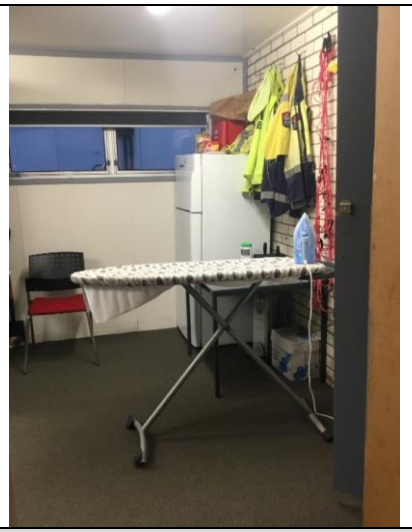
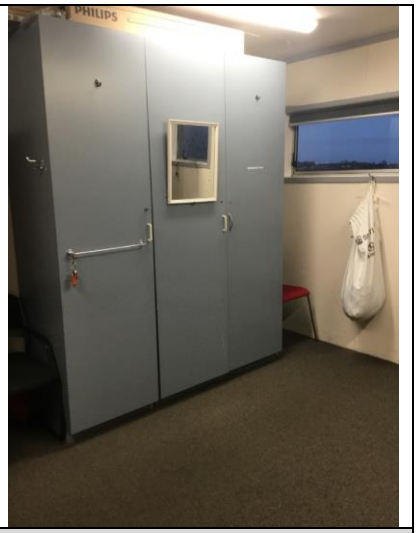
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Bedroom 1	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

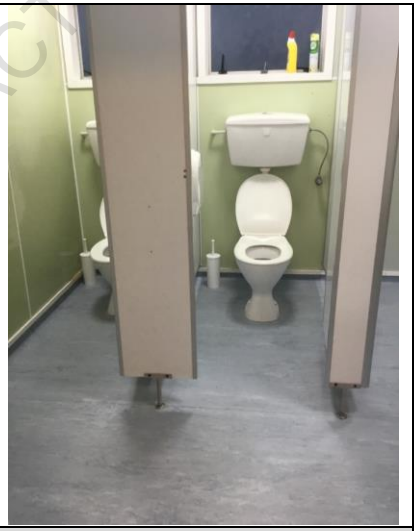
Reference Number	RV642484	**Extent**	4 m²		
Date Identified	28 May 2020	**Condition**	Low damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	Composite		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Bedroom 1 Store	**Lab Test ID**	RV642484		
Floor	Ground floor	**Test Result**	Confirmed Asbestos RV642484		
Item Location	Floor	**Asbestos Type**	Chrysotile		
Product Type	Composite materials	**Risk Assessment**	8 - Low risk ACM	**Sample Point Image**	**Perspective Image**

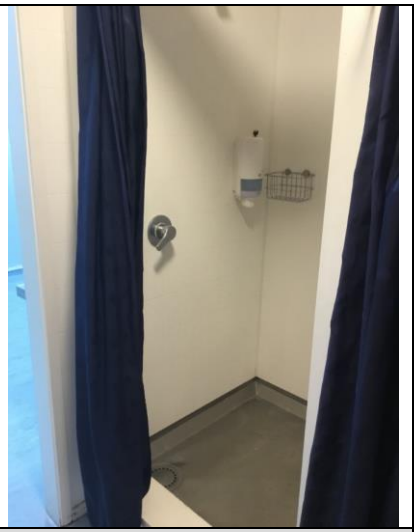
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Bedroom 2	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

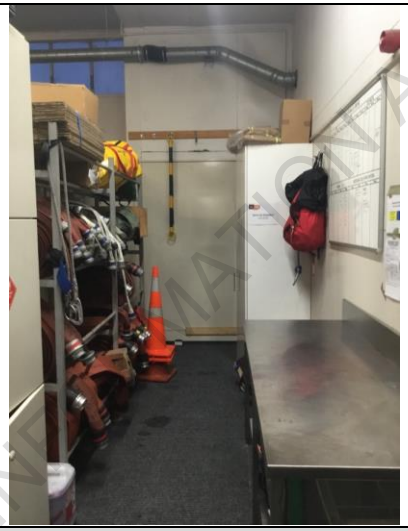
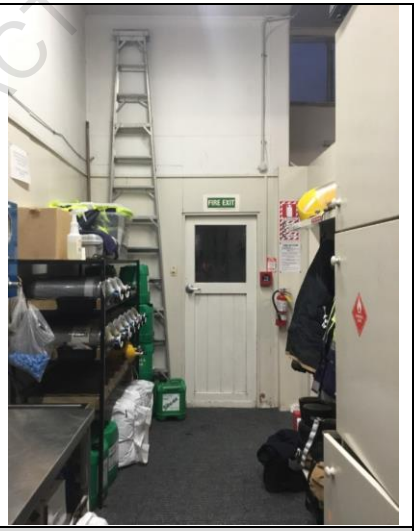
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	General store	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

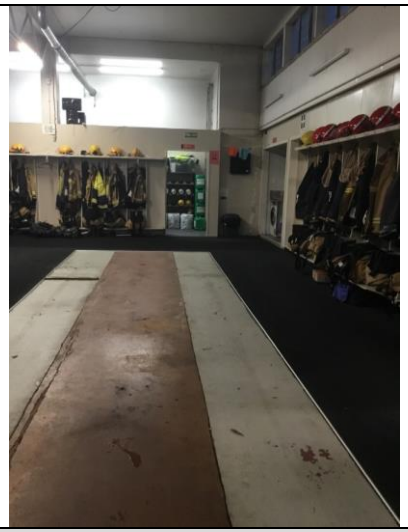
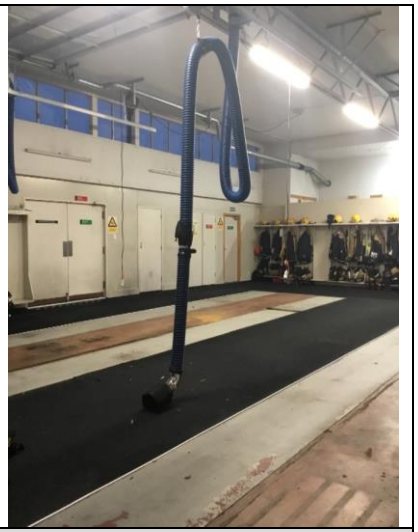
Reference Number	RV643270	**Extent**	9 m²		
Date Identified	28 May 2020	**Condition**	No damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	Composite		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Female shower	**Lab Test ID**	RV643270		
Floor	Ground floor	**Test Result**	Not present (tested)		
Item Location	Floor	**Asbestos Type**	No asbestos detected		
Product Type	Vinyl floor sheeting	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Locker Room	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

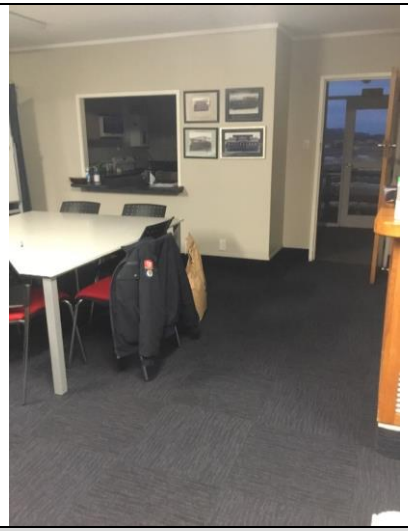
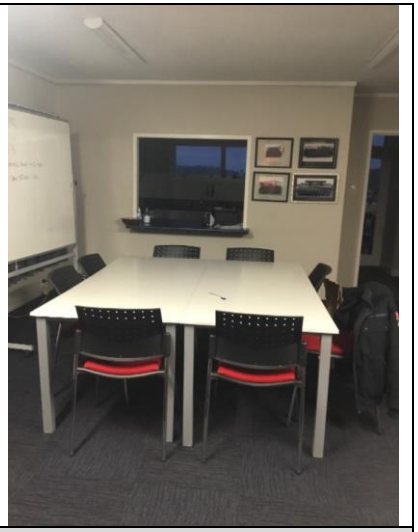
Reference Number	N/A	**Extent**	N/A		
Date Identified	21 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Male toilet	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

Reference Number	RV643769	**Extent**	25 m²		
Date Identified	28 May 2020	**Condition**	Low damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	Sealed		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Male shower Room	**Lab Test ID**	RV643769		
Floor	Ground floor	**Test Result**	Not present (tested)		
Item Location	Wall	**Asbestos Type**	No asbestos detected		
Product Type	Cement products	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

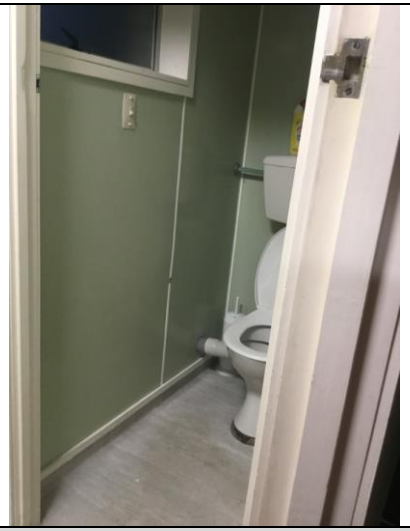
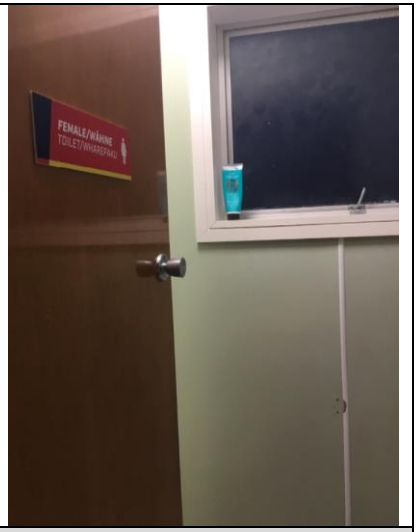
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Hose store	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Appliance bay	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

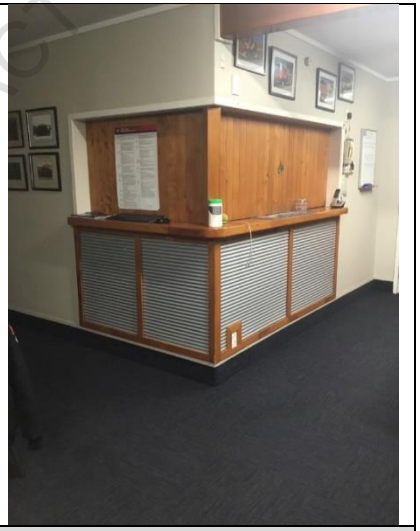
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Social room	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Conference Room	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

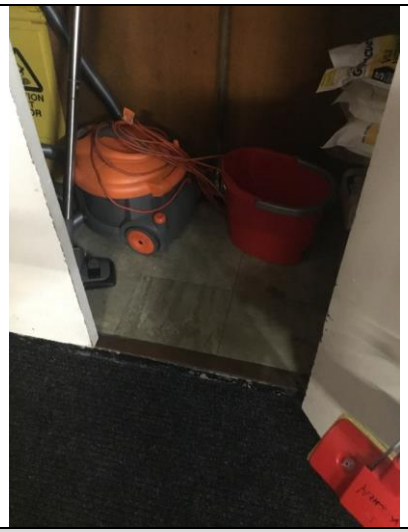
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Kitchen	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

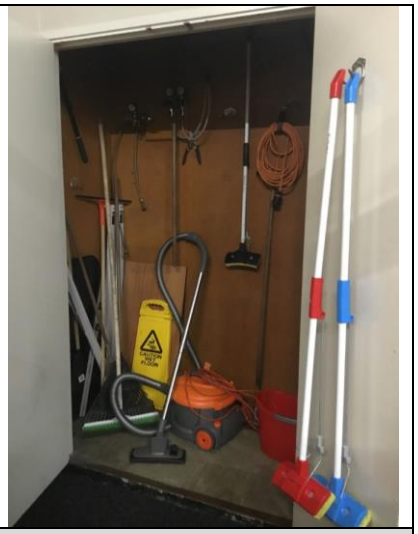
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Female toilet	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

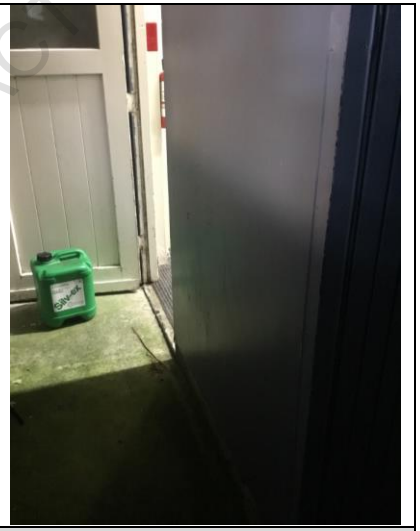
Reference Number	N/A	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	N/A		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Bar	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials identified	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

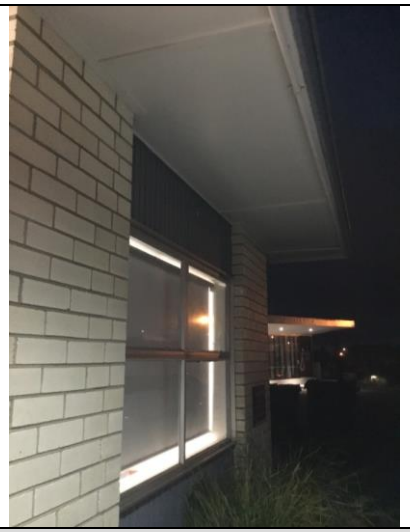
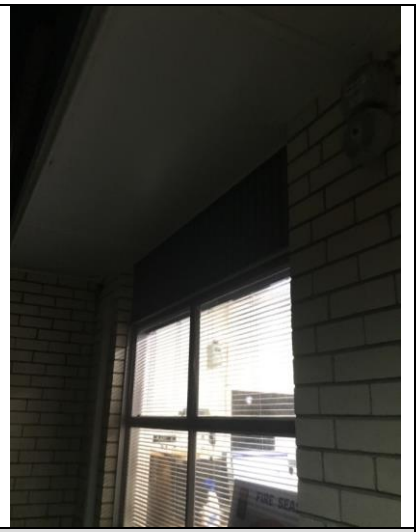


Reference Number	RV642484	**Extent**	6 m²		
Date Identified	28 May 2020	**Condition**	Low damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	Composite		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Appliance Bay storage closet	**Lab Test ID**	RV642484		
Floor	Ground floor	**Test Result**	Confirmed Asbestos RV642484		
Item Location	Floor	**Asbestos Type**	Chrysotile		
Product Type	Vinyl floor tiles	**Risk Assessment**	8 - Low risk ACM	**Sample Point Image**	**Perspective Image**

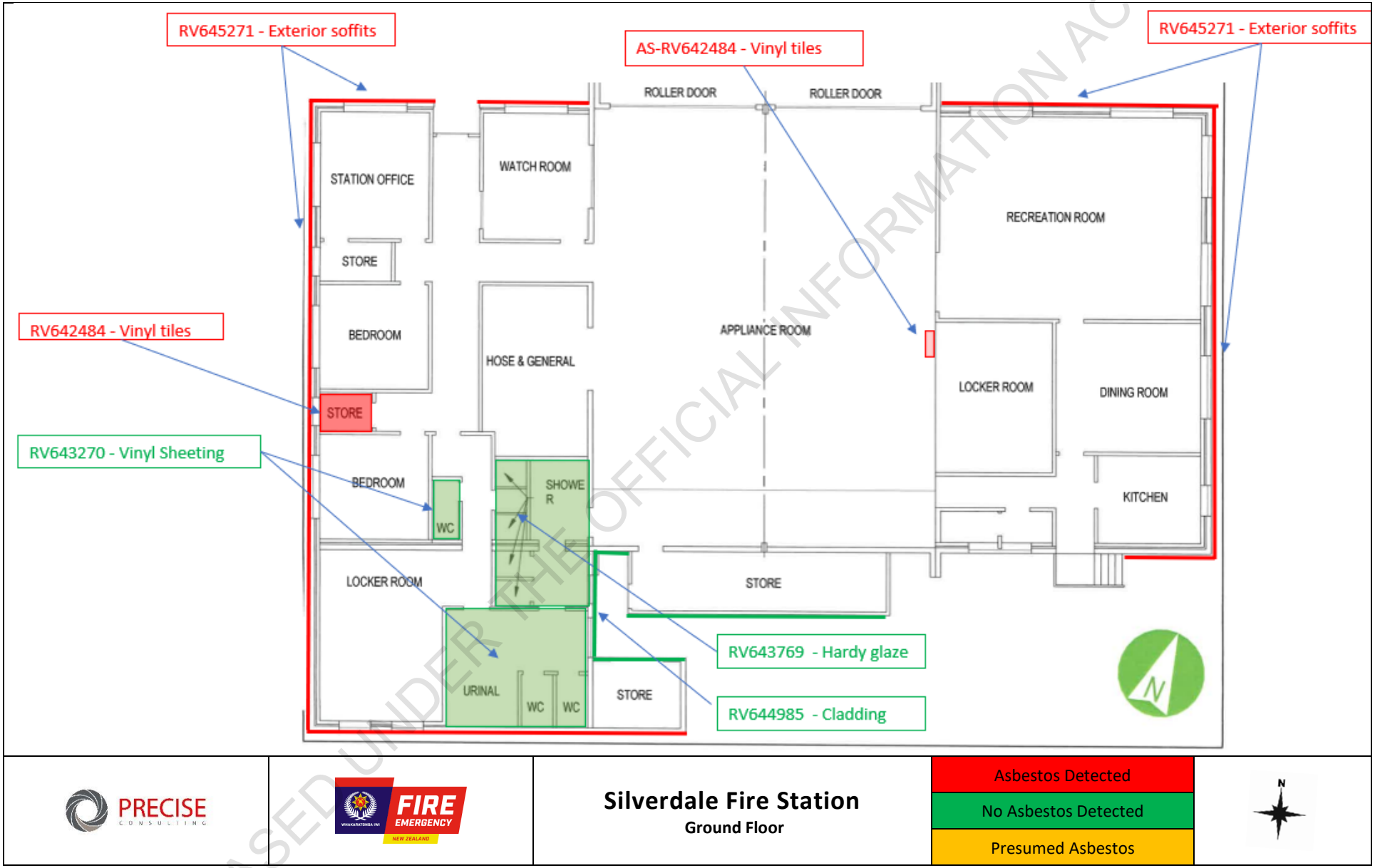




Reference Number	RV644985	**Extent**	N/A		
Date Identified	28 May 2020	**Condition**	Low damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	Sealed		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Southern exterior elevation	**Lab Test ID**	RV644985		
Floor	Ground floor	**Test Result**	Not present (tested)		
Item Location	Walls	**Asbestos Type**	No asbestos detected		
Product Type	Cement products	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

Reference Number	RV645271	**Extent**	40 m²		
Date Identified	28 May 2020	**Condition**	Low damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	149-153 Hibiscus Coast Highway, Te Hiku	**Surface Treatment**	Sealed		
Building	Silverdale Fire Station	**Laboratory**	Analytica Laboratories		
Room	Soffit linings	**Lab Test ID**	RV645271		
Floor	Ground floor	**Test Result**	Confirmed Asbestos RV645271		
Item Location	Exterior Sides	**Asbestos Type**	Chrysotile Crocidolite		
Product Type	Cement products	**Risk Assessment**	10 - Medium risk ACM	**Sample Point Image**	**Perspective Image**

Appendix C – Marked Up Asbestos Diagrams



Appendix D – Sample Analysis Results

ANALYTICA LABORATORIES

Analytica Laboratories Limited
Unit 1, 30 Greenpark Road
Penrose
Auckland 1061, New Zealand
Ph. +64 (09) 666 0167
sales@analytica.co.nz
www.analytica.co.nz

Certificate of Analysis

Precise Limited
5/706 Great South Road, Penrose
Auckland 1061
Attention: Ronaldo Vollenhoven
Phone: 0800 002 712
Email: resultsakld@preciseconsulting.co.nz

Lab Reference: 20-19847
Submitted by: Ronaldo Vollenhoven
Date Received: 2/06/2020
Testing Initiated: 3/06/2020
Date Completed: 3/06/2020
Order Number: PO014605
Reference:

Sampling Site: 147 Hibiscus Coast Highway, Red Beach 0932
Description of Work: 147 Hibiscus Coast Highway, Red Beach 0932

Report Comments

Samples were collected by yourselves (or your agent) and analysed as received at Analytica Laboratories. Samples were in acceptable condition unless otherwise noted on this report.
Specific testing dates are available on request.

Asbestos Fibres in Bulk (Qualitative)

Sample Details

Laboratory ID	Client Sample ID	Sample Location	Sample Description	Date Sampled	Date Analysed
20-19847-1	RV642484	Bedroom store vinyl	Bulk Materials (15 x 10 x 3 mm)	28/05/2020	3/06/2020
20-19847-2	RV643270	Female shower vinyl	Bulk Materials (10 x 10 x 3 mm)	28/05/2020	3/06/2020
20-19847-3	RV643769	Shower cubicle walls	Bulk Materials (10 x 10 x 3 mm)	28/05/2020	3/06/2020
20-19847-4	RV644985	Exterior cladding	Bulk Materials (30 x 20 x 5 mm)	28/05/2020	3/06/2020
20-19847-5	RV645271	Exterior soffits	Bulk Materials (10 x 10 x 2 mm)	28/05/2020	3/06/2020

Information in the above table supplied by the client: Client Sample ID, Sample Location, Date Sampled.

Analysis Results

Laboratory ID	Client Sample ID	Sample Layers	Fibre Types	Asbestos (Present / Absent)
20-19847-1	RV642484	L1 - Vinyl tile L2 - Adhesive	Chrysotile (White Asbestos) Organic Fibres	Present
20-19847-2	RV643270	L1 - Vinyl L2 - Adhesive	Asbestos NOT Detected. Organic Fibres	Absent
20-19847-3	RV643769	L1 - Paint L2 - Fibre cement	Asbestos NOT Detected. Organic Fibres	Absent
20-19847-4	RV644985	L1 - Paint L2 - Fibre cement	Asbestos NOT Detected. Organic Fibres	Absent

IANZ ACCREDITED LABORATORY

All tests reported herein have been performed in accordance with the laboratory's scope of accreditation, with the exception of tests marked *, which are not accredited.

Analysis Results

Laboratory ID	Client Sample ID	Sample Layers	Fibre Types	Asbestos (Present / Absent)
20-19847-5	RV645271	L1 - Paint L2 - Fibre cement	Chrysotile (White Asbestos) Crocidolite (Blue Asbestos) Organic Fibres	Present

Information in the above table supplied by the client: Client Sample ID.

Asbestos Fibres in Bulk (Qualitative) Approver:

9(2)a

Julie Saia, B.Sc.
Auckland Lab Coordinator

y 2020
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