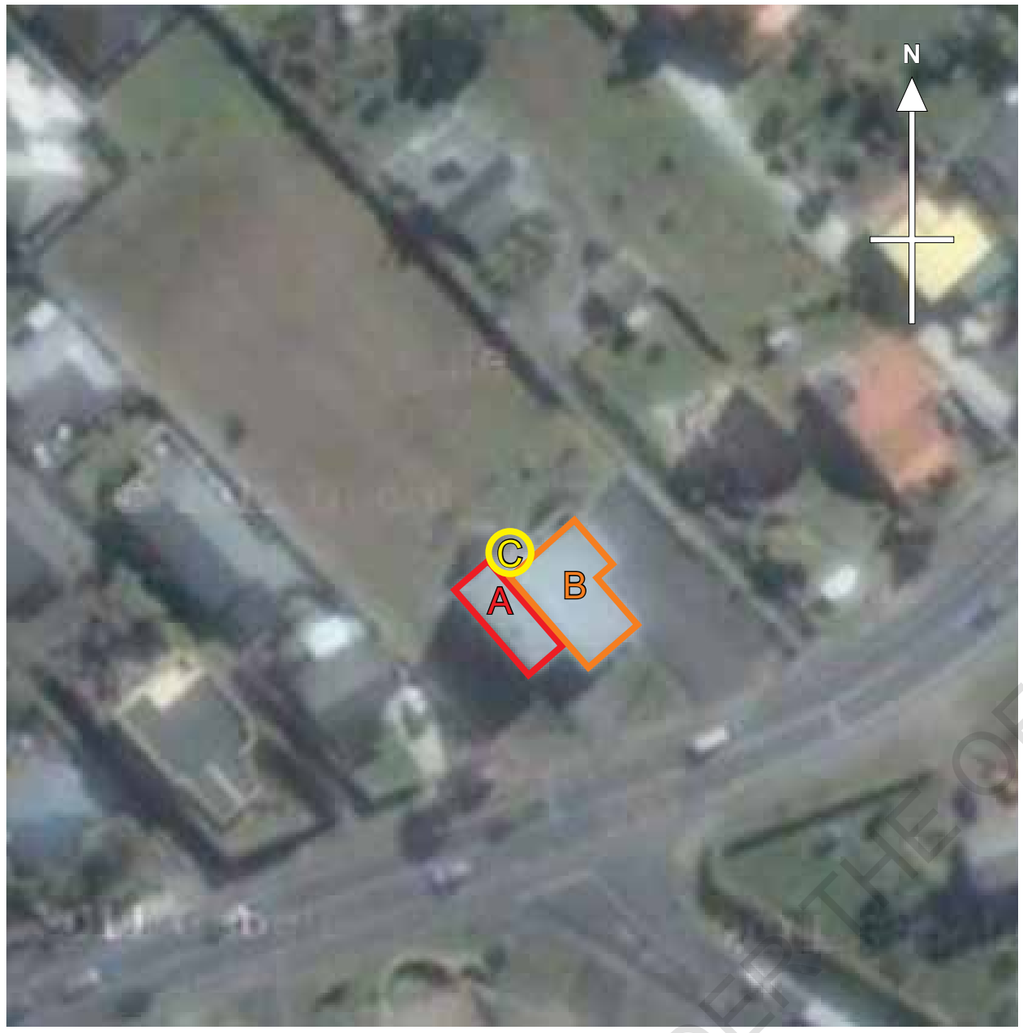
Manly Fire Station –
Whangaporoa Road, Manly:
Condition Assessment Report
& Forward Maintenance Plan

Prepared for:

NEW ZEALAND FIRE SERVICE
Whakaratonga Iwi

REVISED March 2013

Aerial Photograph



A - Appliance Bay

B - Office and Facilities Accommodation

C - Water Storage Tank

Whangaporoa Road, Manly

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 west facing elevation.

Manly Fire Station is located on Whangaporoa Rd, Manly, Whangaporoa. The fire station was opened in 1970 and is in a reasonably well maintained state.

It is a two level building predominantly brick and concrete block. The is a flat roof of profiled steel served by profiled box section steel gutters and downpipes. Pedestrian access to the building is provided through timber framed door. Access to the appliance bay is via a powered sectional door.

Internally, there is an appliance bay for one appliance, an office/watch room, a social lounge, kitchen, bar, W.C. accommodation, laundry/storage, showers and 2No. bedrooms. 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.

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

The building services includes:

- Piped cold water supply from town supply.
- Piped hot water supply from a central hot water system.
- Water supply is via a rainwater harvesting system.
- Standard 240V single phase power.
- A combination of fluorescent light fittings, spotlights and down-lights.

Executive Summary - cont.

Condition Summary

The building is in a serviceable condition. Standards of maintenance are reasonable. The building will require an increasing level of maintenance over the next 10 years.

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

- The wall to the north east corner is buried increasing its susceptibility to rot. Further investigation required.
- The roof coverings are nearing the end of their serviceable life. Replacement will be required within 10 years.
- Concrete water tank appears to be in poor condition with visible cracks and requires replacement.

Health & Safety Items

- No seismic restraints fixed to Hot water cylinders. Install seismic restraints.

	Name	Signature
Report prepared:	**John Pollard** *Dip ArchTech*	
Edited by:	**James Lawrie** *BA (Hons), DipSurv, MRICS*	

Manly Fire Station : **Forward Maintenance Plan**

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Manly 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 galvanised metal roofing	Roof in serviceable condition. Roof fall does not comply with current code.	3	Allow to replace roof and set falls to comply with current code at end of serviceable life.	1	2	C	$ 13,500											$ 13,500
1.1.2	Profiled galvanised barge flashing	In serviceable condition.	3	Allow to replace at end of serviceable life.		2		$ 3,900											$ 3,900
1.1.3	Aerial and associated fixings	In a serviceable condition.	3	No action required.	2	-		$ -											
1.1.4	Metal box gutters	In a serviceable condition.	3	Allow to replace at end of serviceable life.		3		$ 3,900											$ 3,900
1.1.5	Compressed sheet fascia boards	In serviceable condition.	4	Re-finish during normal routine maintenance period.	3	3		$ 780						$ 780					
1.1.6	Soffits	In a serviceable condition. Will deteriorate over time.	4	Re-finish during normal routine maintenance period.		3		$ 780						$ 780					
	Roof B - Office/Facilities Accommodation																		
1.1.7	Profiled galvanised metal roofing	Roof in serviceable condition. Roof fall does not comply with current code.	3	Allow to replace roof and set falls to comply with current code at end of serviceable life.		2	C	$ 24,300											$ 24,300
1.1.8	Profiled galvanised barge flashing	In serviceable condition.	3	Allow to replace at end of serviceable life.		2		$ 3,450											$ 3,450
1.1.9	Metal box gutters	In a serviceable condition.	3	Allow to replace at end of serviceable life.	4	3		$ 3,450											$ 3,450
1.1.10	Compressed sheet fascia boards	In serviceable condition.	4	Re-finish during normal routine maintenance period.		3		$ 850						$ 850					
1.1.11	Soffits	In a serviceable condition. Will deteriorate over time.	4	Re-finish during normal routine maintenance period.	5	3		$ 850						$ 850					
1.2	**External Elevations**																		
1.2.1	Brick faced walls	Brickwork and pointing in serviceable condition.	4	No work required.	6	-		$ -											
1.2.2	Smooth finish painted concrete to entrance of Appliance Bay	In a serviceable condition.	3	Re-finish during normal routine maintenance period.	-	3		$ 850								$ 850			
1.2.3	Painted concrete Block foundation walls	In a serviceable condition.	3	Re-finish in line with routine maintenance schedule.	7	3		$ 1,200								$ 1,200			
1.2.4	Vertical timber weatherboard type cladding at ground level under deck.	Base of the cladding at the North eastern corner is buried which makes it susceptible to rot.	2	Further investigation required. **Provisional Sum** for repairs in year 1.	8	2		$ 10,750	$ 2,250	$ 8,500									
1.2.5	All aluminium framed windows and ranchsliders	Anodised aluminium frames in a serviceable condition, all glazing undamaged.	3	Replace window seals at end of serviceable life.	9	2		$ 1,350								$ 1,350			

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo 18

Manly 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
1.2.6	Compressed sheet cladding above and below windows	In a serviceable condition.	4	Re-finish during normal routine maintenance period.	10	3		$ 3,000								$ 3,000			
1.2.7	Timber framed front door and side light.	In a serviceable condition.	3	Re-finish during normal routine maintenance period.	11	3		$ 375								$ 375			
1.2.8	Appliance Bay Sectional Door	Doors in serviceable condition	3	No immediate work required. Replace runners at the end of serviceable life.	12	3		$ 2,000								$ 2,000			
1.2.9	Metal downpipes	In serviceable condition.	4	No work required.	13	-		$ -											
1.2.10	Exterior Spotlights	Visually in a serviceable condition.	-	Replace.	14	2		$ 1,000											$ 1,000
1.3	**Structural Frame**																		
1.3.1	Timber frame	No defects visible or reported.	-	No work required.	-	-		$ -											
1.3.2	Painted concrete floor slab in Appliance Bay	No visible defects in the structure.	-	No work required.	-	-		$ -											
1.4	**Internal Areas**																		
	Appliance Bay																		
1.4.1	Walls	Painted plasterboard.	4	Cyclical redecoration.	15	3		$ 775						$ 775					
1.4.2	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	16	3		$ 375						$ 375					
1.4.3	Floors	Painted concrete and carpet.	3	Re-finish concrete in line with routine maintenance schedule and cyclical replacement of carpet.	17	3		$ 2,200						$ 2,200					

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

Photo 25

Photo 26

Photo 27

Manly 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
	Office/Watch Room																		
1.4.4	Walls	Painted plasterboard.	4	Cyclical redecoration.	18	3		$ 475							$ 475				
1.4.5	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	19	3		$ 200							$ 200				
1.4.6	Floors	Carpet is nearing end of life and will soon require replacement.	2	Allow to replace carpet and cyclical replacement thereafter.	20	3		$ 1,750							$ 1,750				
	Social Room Lounge																		
1.4.7	Walls	Painted plasterboard.	4	Cyclical redecoration.	21	3		$ 1,250							$ 1,250				
1.4.8	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	22	3		$ 600							$ 600				
1.4.9	Floors	Carpet is nearing end of life and will soon require replacement.	2	Allow to replace carpet and cyclical replacement thereafter.	23	3		$ 2,750							$ 2,750				
	Kitchen																		
1.4.10	Walls	Painted plasterboard.	4	Cyclical redecoration.	24	3		$ 475							$ 475				
1.4.11	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	25	3		$ 200							$ 200				
1.4.12	Floors	Vinyl.	4	Cyclical replacement.	26	3		$ 1,850							$ 1,850				
1.4.13	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.	27	2		$ 350							$ 350				

Photo 28

Photo 29

Photo 30

Photo 31

Photo 32

Photo 33

Photo 34

Photo 35

Photo 36

Manly 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																		
1.4.14	Walls	Painted plasterboard.	4	Cyclical redecoration.	28	3		$ 475							$ 475				
1.4.15	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	29	3		$ 200							$ 200				
1.4.16	Floors	Vinyl.	4	Cyclical replacement.	30	3		$ 1,850							$ 1,850				
1.4.17	Built in cabinets and Formica bench top	Cabinets and bench top are likely original and are in serviceable condition. Formica laminate is coming off on the right side.	2	Allow for replacement of bench top and refinishing of cabinetry.	28	3		$ 350							$ 350				
	Hall																		
1.4.18	Walls	Painted plasterboard.	4	Cyclical redecoration.	31	3		$ 650							$ 650				
1.4.19	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	32	3		$ 400							$ 400				
1.4.20	Floors	Carpet.	3	Cyclical replacement.	33	3		$ 1,800							$ 1,800				
	W.C.																		
1.4.21	Walls	Prefinished wall panelling.	4	No work required.	34	-		$ -											
1.4.22	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	35	3		$ 300							$ 300				
1.4.23	Floors	Vinyl.	4	Cyclical replacement.	36	3		$ 1,100							$ 1,100				

Photo 37

Photo 38

Photo 39

Photo 40

Photo 41

Photo 42

Photo 43

Photo 44

Photo 45

Manly 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																		
1.4.24	Walls	Prefinished wall panelling.	4	No work required.	37	3		$ -											
1.4.25	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	38	3		$ 325							$ 325				
1.4.26	Floors	Vinyl.	4	Cyclical replacement.	39	3		$ 1,200							$ 1,200				
1.4.27	Shower Unit	In serviceable condition.	4	Allow to replace at end of serviceable life.	40	2		$ -											
	Laundry/Storage																		
1.4.28	Walls	Painted plasterboard and plastered and painted concrete block. Concrete block walls are showing signs of deterioration and require refinishing.	2	Refinish concrete block walls and cyclical redecoration for all thereafter.	41	3		$ 450	$ 450										
1.4.29	Ceilings	Painted plasterboard.	4	Cyclical redecoration.	42	3		$ 200	$ 200										
1.4.30	Floors	Carpet is nearing end of life and will soon require replacement.	2	Allow to replace carpet and cyclical replacement thereafter.	43	3		$ 1,125	$ 1,125										
	Shower room/Storage																		
1.4.31	Walls	Painted plasterboard.	2	Cyclical redecoration.	44	3		$ 420							$ 420				
1.4.32	Ceilings	Painted plasterboard.	3	Cyclical redecoration.	45	3		$ 20							$ 20				
1.4.33	Floors	Vinyl.	2	Cyclical replacement.	46	3		$ 1,250							$ 1,250				

Photo 46

Photo 47

Photo 48

Photo 49

Photo 50

Photo 51

Photo 52

Manly 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
	Bedroom 1																		
1.4.34	Bedroom 1 was not accessible at time of inspection.	N/A	-	Allow for cyclical redecoration.	-	3		$ 1,200							$ 1,200				
	Bedroom 2																		
1.4.35	Bedroom 2 was not accessible at time of inspection.	N/A	-	Allow for cyclical redecoration.	-	3		$ 1,200							$ 1,200				
1.5	**External Areas**																		
1.5.1	Asphalt yard area	Asphalt yard/parking area serviceable condition.	4	No work required.	47	-		$ -											
1.5.2	Concrete driveway	Appears to have been replace in recent times and so in good condition.	4	No work required.	48	-		$ -											
2	**Building Services**																		
2.1	**Mechanical**																		
2.1.1	Vehicle exhaust extract	Visually in a serviceable condition.	-	Annual test and inspection.	-	-		$ -											
2.2	**Electrical Services**																		
2.2.1	Electrical distribution system	No reported faults.	-	Annual test and inspection.	-	2		$ -											
2.2.2	Fire Alarm System	Visually in a serviceable condition.	-	Annual test and inspection.	49	2		$ -											
2.2.3	Sectional appliance bay door openers	Visually in a serviceable condition.	-	Annual test and inspection.	-	2		$ -											
2.2	**Hydraulic Services**																		
2.2.1	Foul water systems	No reported defects.	-	No work required.	-	-		$ -											
2.2.2	Hot water cylinder	No seismic restraint to hot water cylinder.	-	Install seismic restraint.	51	2	X	$ 100	$ 100										
2.2.3	Rainwater Harvesting	Concrete water tank appears to be in poor condition with visible cracks.	-	Replace water tank.	52	1		$ -											
2.2.4	Sanitary ware	Visually in a serviceable condition.	-	No work required.	-	-		$ -											
	Total							**$ 104,150**	**$ 4,125**	**$ 8,500**	**$ -**	**$ -**	**$ -**	**$ 3,260**	**$ 25,990**	**$ 8,775**	**$ -**	**$ -**	**$ 53,500**

Cost Summary	Priority											
Urgent	1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Routine Maintenance	2	$ 58,700	$ 2,350	$ 8,500	$ -	$ -	$ -	$ -	$ 350	$ 1,350	$ -	$ -	$ 46,150
Cosmetic	3	$ 45,450	$ 1,775	$ -	$ -	$ -	$ -	$ 3,260	$ 25,640	$ 7,425	$ -	$ -	$ 7,350
Sub Totals		**$ 104,150**	**$ 4,125**	**$ 8,500**	**$ -**	**$ -**	**$ -**	**$ 3,260**	**$ 25,990**	**$ 8,775**	**$ -**	**$ -**	**$ 53,500**
Contractors Overheads and Profit	12.5%	$ 13,019	$ 516	$ 1,063	$ -	$ -	$ -	$ 408	$ 3,249	$ 1,097	$ -	$ -	$ 6,688
Fees	12.5%	$ 13,019	$ 516	$ 1,063	$ -	$ -	$ -	$ 408	$ 3,249	$ 1,097	$ -	$ -	$ 6,688
TOTAL EXCLUDING GST		**$ 130,188**	**$ 5,156**	**$ 10,625**	**$ -**	**$ -**	**$ -**	**$ 4,075**	**$ 32,488**	**$ 10,969**	**$ -**	**$ -**	**$ 66,875**

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.

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Manly Fire Station, 960 Whangaparaoa Road, Manly, Auckland, 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 Manly Fire Station at 960 Whangaparaoa Road, Manly, 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 August 2020 to Fire and Emergency. Precise undertook an asbestos management survey of this site on 5 March 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 a combination of presumption and 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

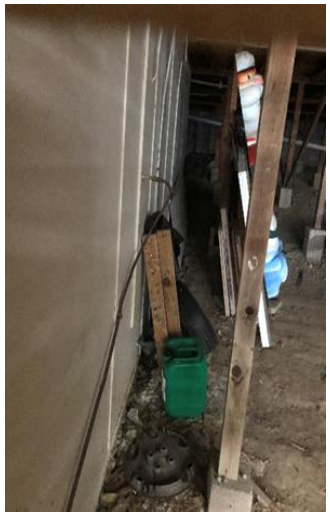
Managing and controlling the identified asbestos risks

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				
		Manly Fire Station	Ground floor	Exterior soffits (RV379478)	8 – Low 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.	Every 3 years – March 2023	Low risk ACM. Exterior location. Material has low damage, with a very low chance of disturbance. Activities such as light cleaning, or painting are permitted. Fibre cement sheet.

Photos		Location			Overall Risk Score	Control(s)	Inspection Frequency	Reason, comments
		Building	Floor	Room				
		Manly Fire Station	Ground floor	Exterior fascia boards (Presumed)	8 – Low 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.	Every 3 years – March 2023	Low risk ACM. Exterior location. Material has low damage, with a very low chance of disturbance. Activities such as light cleaning, or painting are permitted. Fibre cement sheet.
		Manly Fire Station	Ground floor	Baseboard cladding (RV379955)	9 - 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	Every 3 years – March 2023	Exterior location. Material has low damage, with a very low chance of disturbance. Activities such as light cleaning, or painting are permitted. Fibre cement sheet.

Photos		Location			Overall Risk Score	Control(s)	Inspection Frequency	Reason, comments
		Building	Floor	Room				
						Management & Removal of Asbestos'. • Re-inspect condition 3-yearly.		

Site plan

This site plan shows the layout of the workplace, and the location of each instance of ACM within it.

PRECISE CONSULTING	FIRE EMERGENCY NEW ZEALAND	**Manly 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 that's present 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 2020 – 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 Aug 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: Manly Fire Station, 960 Whangaparaoa Road, Manly, 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											
RV379478	Manly Fire Station	Ground floor	Exterior soffits	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, Organic fibres	4 - Low potential	5 - Medium priority	9 - Medium risk ACM	*Soffits*
RV379955	Manly Fire Station	Ground floor	Baseboard cladding	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	Amosite, Chrysotile, Organic fibres	5 - Medium potential	4 - Low priority	9 - Medium risk ACM	*Cladding*
P01	Manly Fire Station	Ground floor	Fascia Boards above windows	Sampled	Cement products	10m2	External	Low damage / few scratches / marks broken edges etc.	Enclosed laggings, sprays, low density board with exposed face sealed and cement sheets	Presumed	4 - Low Potential	4 - Low priority	4 - Low Risk ACM	*Fascia*

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
30/08/20			Initial version, developed as a result of NHQ Property's asbestos review by Precise
30/11/20			Initial version, finalised by Fire and Emergency

Asbestos Management Survey

Manly Fire Station, 960 Whangaparaoa Road, Manly, Te Hiku

Prepared for:
Fire and Emergency New Zealand

Client Address:
PO Box 2133
Wellington 6140

Client Details:
Steve Pogson
Fire and Emergency New Zealand
P: 9(2)a
E: Steve.Pogson@fireandemergency.nz

Client Reference:
N/A

Job Number:
J022633

Date of Visit:
05 March 2020

Date of Report Submission:
21 July 2020

Precise Limited
Unit 5, 706 Great South Road, Penrose, Auckland 1061

Regional Manager:
James Robinson
j.robinson@preciseconsulting.co.nz

Job Number:	J022633
Field Work Date:	05 March 2020
Report Submitted:	21 July 2020
Address:	960 Whangaparaoa Road, Manly, Te Hiku
Prepared for Company:	Fire and Emergency New Zealand
Surveyor:	Ronaldo Vollenhoven
Qualifications:	IP402/IP404 & Licensed assessor.
Report Version:	Final
Client Reference:	N/A
Contact Number:	09 354 5131
Email Address:	Steve.Pogson@fireandemergency.nz

Written by:

9(2)a

Ronaldo Vollenhoven

HAZMAT Consultant

Report reviewed by:

9(2)a

Sam Wood

Senior HAZMAT Consultant

Contents

1.0 Executive Summary

A Management Survey of 960 Whangaparaoa Road, Manly, Te Hiku was undertaken by Precise Limited on 05 March 2020.

Executive Summary	
Workplace Surveyed	Manly Fire Station, 960 Whangaparaoa Road, Manly, Te Hiku

Asbestos and ACM identified at the workplace:

Location			Identification	Risk Score
Building	Room	Item Location		
Manly Fire Station	Exterior soffits	Exterior	Confirmed Asbestos RV379478	8 – Low Risk ACM
Manly Fire Station	Exterior fascia boards	Exterior	Presumed asbestos	8 – Low Risk ACM
Manly Fire Station	Baseboard cladding	Baseboard cladding	Confirmed Asbestos RV379955	9 - Medium risk ACM

Recommendations:

Item			Recommendations	Periodic Monitoring
Building	Room	Item Location		
Manly Fire Station	Exterior soffits	Exterior	Manage & re-inspect periodically	Prior to disturbance or every 3 years.
Manly Fire Station	Exterior fascia boards	Exterior fascia boards	Manage & re-inspect periodically	Prior to disturbance or every 3 years.
Manly Fire Station	Baseboard cladding	Baseboard cladding	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: 960 Whangaparaoa Road, Manly, Te Hiku
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: Manly Fire Station, 960 Whangaparaoa Road, Manly, Te Hiku

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**: • Fire fighting equipment and appliance storage • Training • Living quarters • Social activities • Office working space • Maintenance and equipment facilities
Building Description	**The building consists of:** Roof: Profiled steel sheets. Cladding: brick and concrete block. Walling Linings: Painted plasterboard with timber framing. Foundations: Concrete Floor Linings: A mixture of carpet and tiles.
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
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, Appliances 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	Manly Fire Station	**Surface Treatment**	N/A
Room	WatchRoom	**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	Manly Fire Station	**Surface Treatment**	N/A
Room	Appliance 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	Manly Fire Station	**Surface Treatment**	N/A
Room	Bedroom	**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	Manly Fire Station	**Surface Treatment**	N/A
Room	Storage unit	**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	RV379478	**Extent of Material**	40 m²
Building	Manly Fire Station	**Surface Treatment**	Sealed
Room	Exterior soffits	**Condition**	Low damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	Exterior	**Asbestos Type**	Chrysotile Organic fibres
How Identified	Sampled	**Material Score**	4 - Low potential
Product Type	Cement products	**Priority Score**	4 - Low priority
Material	Fibre cement sheet-	**Overall Risk Score**	8 – Low Risk ACM

Reference Number	RV379955	**Extent of Material**	20 m²
Building	Manly Fire Station	**Surface Treatment**	Sealed
Room	Fascia Board	**Condition**	Low damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	Exterior	**Asbestos Type**	Presumed
How Identified	Presumed	**Material Score**	4 - Low potential
Product Type	Cement products	**Priority Score**	4 - Low priority
Material	Fibre cement sheet-	**Overall Risk Score**	8 – Low Risk ACM

Reference Number	RV379955	**Extent of Material**	40 m²
Building	Manly Fire Station	**Surface Treatment**	Sealed
Room	Baseboard cladding	**Condition**	Low damage
Floor	Ground floor	**Accessibility**	Accessible
Item Location	Baseboard cladding	**Asbestos Type**	Amosite Chrysotile Organic fibres
How Identified	Sampled	**Material Score**	5 - Medium potential
Product Type	Cement products	**Priority Score**	4 - Low priority
Material	Fibre cement sheet-	**Overall Risk Score**	9 - Medium risk ACM

Reference Number	N/A	**Extent of Material**	N/A
Building	Manly Fire Station	**Surface Treatment**	N/A
Room	Office 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	N/A	**Extent of Material**	N/A
Building	Manly 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	N/A	**Extent of Material**	N/A
Building	Manly 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	Manly 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	Manly 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	N/A	**Extent of Material**	N/A
Building	Manly Fire Station	**Surface Treatment**	N/A
Room	Laundry	**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	Manly Fire Station	**Surface Treatment**	N/A
Room	Shower 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	Manly Fire Station	**Surface Treatment**	N/A
Room	Subfloor training 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	Manly Fire Station	**Surface Treatment**	N/A
Room	Meeting 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

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

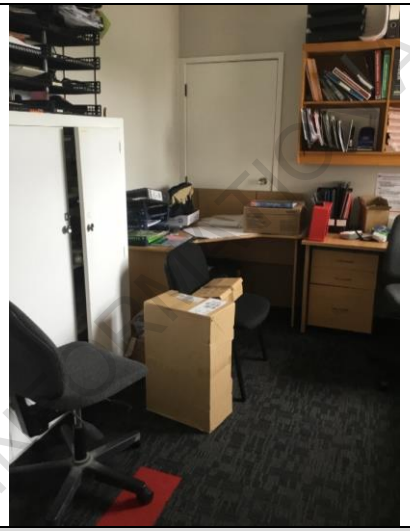
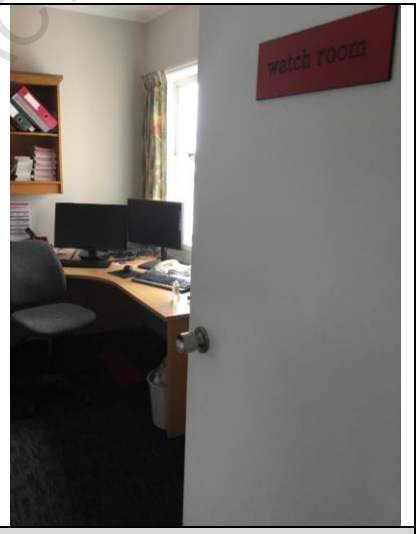
Asbestos and ACMs were identified in the following locations with recommendations as noted.

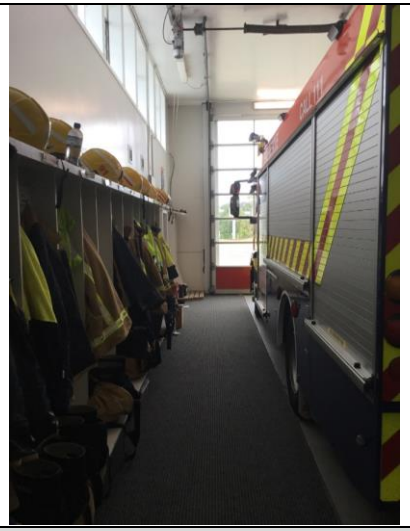
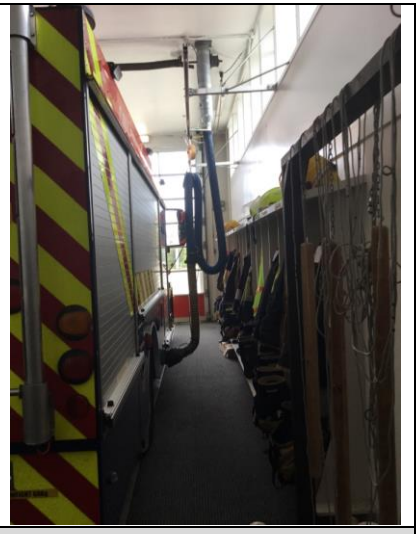
Reference Number	Location			Material Risk Score	Priority Risk Score	Recommendations	Asbestos Risk Score
	Building	Room	Item Location				
RV379478	Manly Fire Station	Exterior soffits	Exterior	4 - Low potential	4 – Low Priority	Manage & re-inspect periodically	8 – Low Risk ACM
P01	Manly Fire Station	Exterior fascia boards	Exterior	4 - Low potential	4 – Low Priority	Manage & re-inspect periodically	8 – Low Risk ACM
RV379955	Manly Fire Station	Baseboard cladding	Baseboard cladding	5 - Medium potential	4 - Low priority	Manage & re-inspect periodically	9 - Medium risk ACM

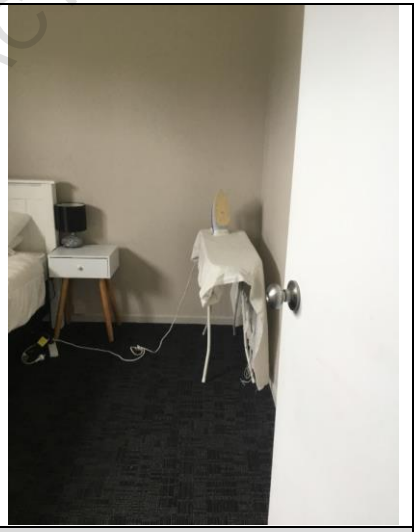
Appendix A – Asbestos Records

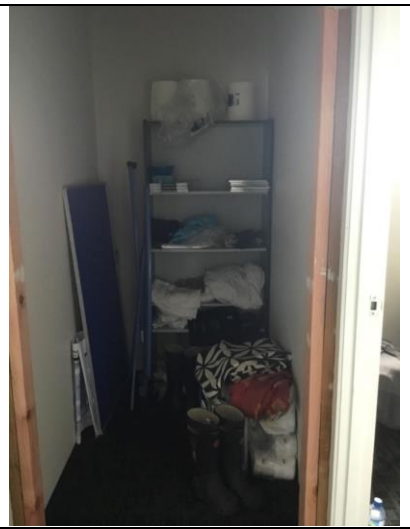
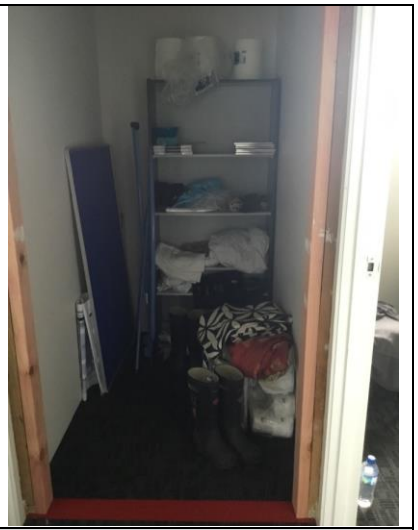
Reference	Location			How identified	Product type	Extent of material	Access	Condition	Surface treatment	Asbestos type	Material Risk score	Priority Risk Score	Asbestos Risk Score	Comments
	Building	Floor	Room											
RV379478	Manly Fire Station	Ground floor	Exterior soffits	Sampled	Cement products	40 m²	Accessible	Low damage	Sealed	Chrysotile Organic fibres	4 - Low potential	4 – Low Priority	8 – Low Risk ACM	
P01	Manly Fire Station	Ground floor	Exterior fascia	Sampled	Cement products	20 m²	Accessible	Low damage	Sealed	Presumed	4 - Low potential	4 – Low Priority	8 – Low Risk ACM	
RV379955	Manly Fire Station	Ground floor	Baseboard cladding	Sampled	Cement products	40 m²	Accessible	Low damage	Sealed	Amosite Chrysotile Organic fibres	5 - Medium potential	4 - Low priority	9 - Medium risk ACM	

Appendix B – Material Data Sheets

Reference Number	N/A	**Extent**	N/A		
Date Identified	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	WatchRoom	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

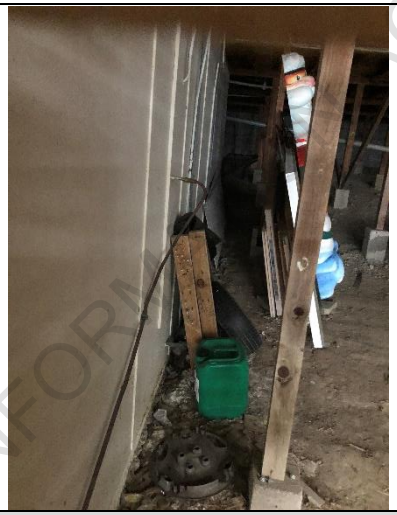
Reference Number	N/A	**Extent**	N/A		
Date Identified	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Appliance room	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

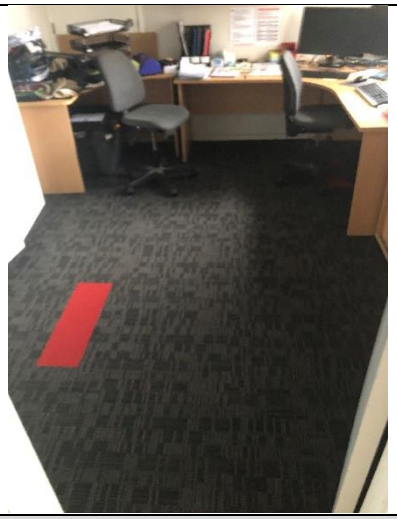
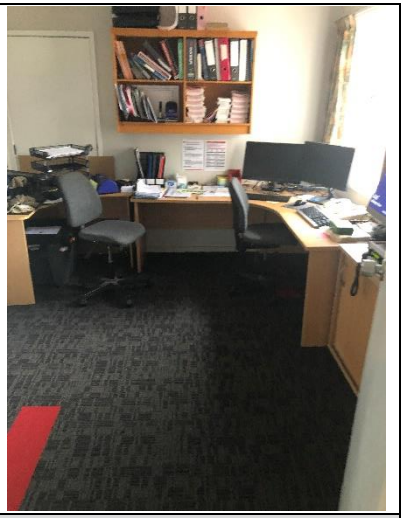
Reference Number	N/A	**Extent**	N/A		
Date Identified	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Bedroom	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**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	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Storage unit	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

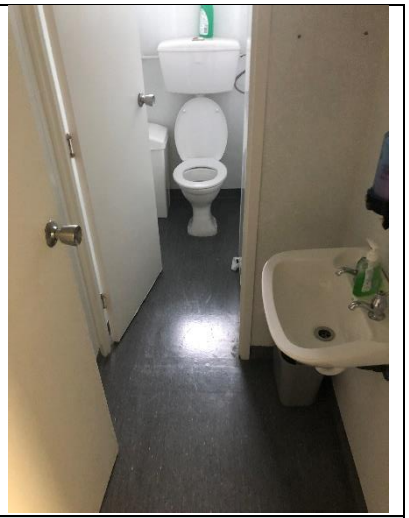
Reference Number	RV379478	**Extent**	40 m²		
Date Identified	05 Mar 2020	**Condition**	Low damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	Sealed		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Exterior soffits	**Lab Test ID**	RV379478		
Floor	Ground floor	**Test Result**	Confirmed Asbestos RV379478		
Item Location	Exterior	**Asbestos Type**	Chrysotile Organic fibres		
Product Type	Cement products	**Risk Assessment**	9 - Medium risk ACM	**Sample Point Image**	**Perspective Image**

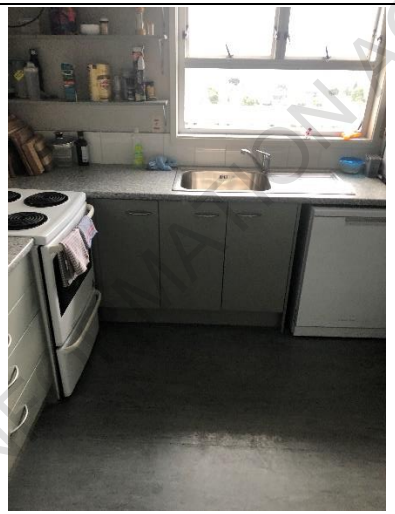
Reference Number	RV379478	**Extent**	20 m²		
Date Identified	05 Mar 2020	**Condition**	Low damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	Sealed		
Building	Manly Fire Station	**Laboratory**	M/A		
Room	Exterior fascia boards	**Lab Test ID**	Presumed		
Floor	Ground floor	**Test Result**	Presumed Asbestos RV379478		
Item Location	Exterior	**Asbestos Type**	Presumed asbestos		
Product Type	Cement products	**Risk Assessment**	9 - Medium risk ACM	**Sample Point Image**	**Perspective Image**

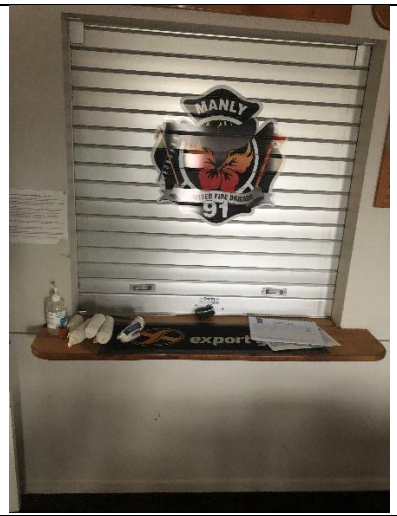
Reference Number	RV379955	**Extent**	40 m²		
Date Identified	05 Mar 2020	**Condition**	Low damage		
How Identified	Sampled	**Friability**	Non-friable		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	Sealed		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Baseboard cladding	**Lab Test ID**	RV379955		
Floor	Ground floor	**Test Result**	Confirmed Asbestos RV379955		
Item Location	Baseboard cladding	**Asbestos Type**	Amosite Chrysotile Organic fibres		
Product Type	Cement products	**Risk Assessment**	9 - Medium risk ACM	**Sample Point Image**	**Perspective Image**

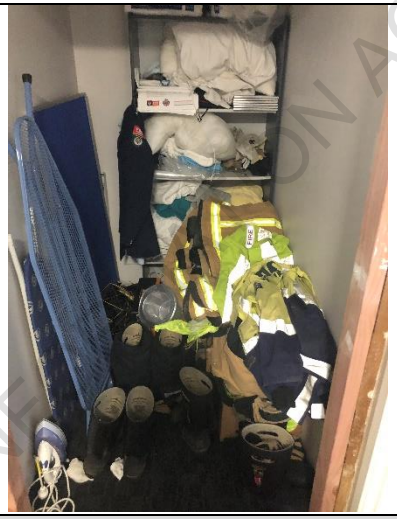
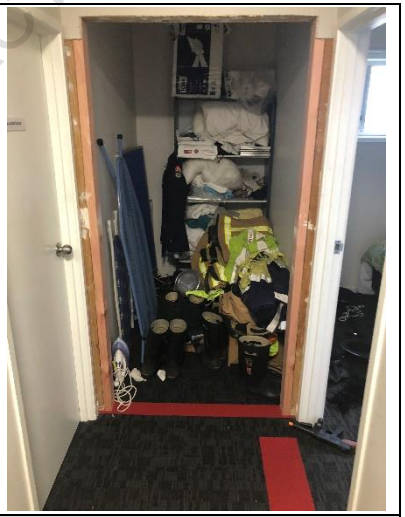
Reference Number	N/A	**Extent**	N/A		
Date Identified	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Office 1	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

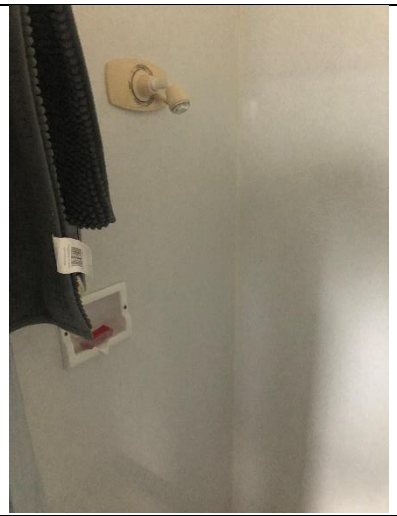
Reference Number	N/A	**Extent**	N/A		
Date Identified	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Male toilet	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

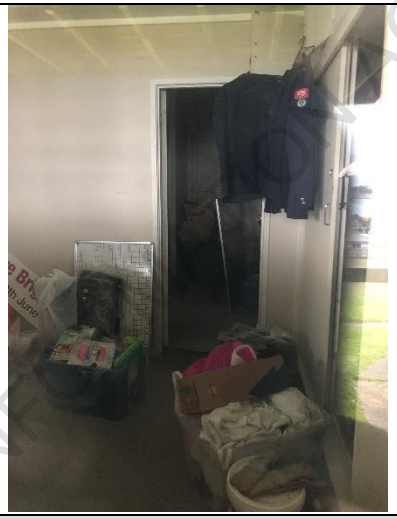
Reference Number	N/A	**Extent**	N/A		
Date Identified	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Female toilet	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

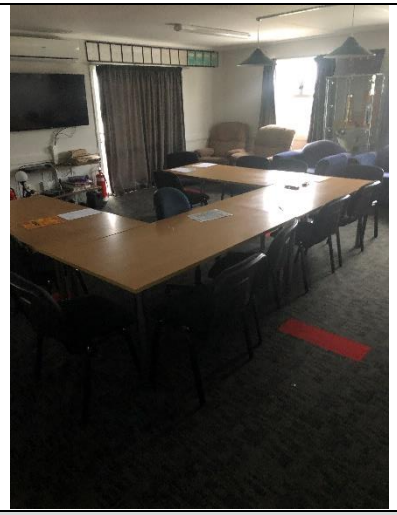
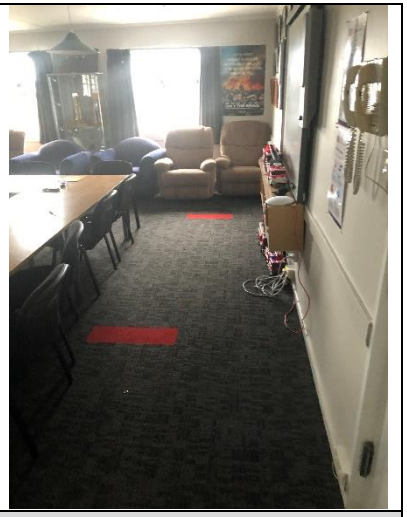
Reference Number	N/A	**Extent**	N/A		
Date Identified	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Kitchen	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**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	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly 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 found	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

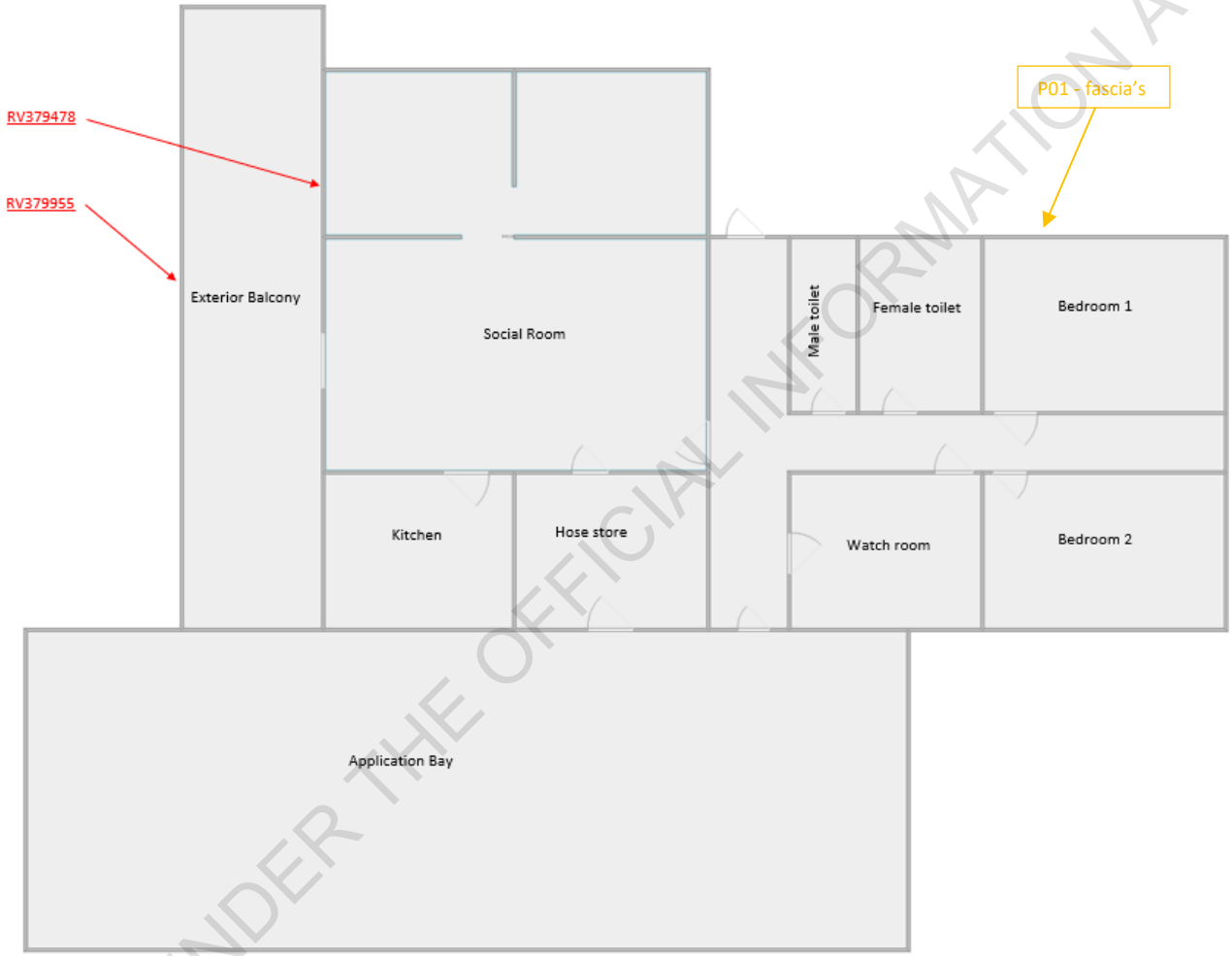
Reference Number	N/A	**Extent**	N/A		
Date Identified	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Laundry	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**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	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Shower room	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**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	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Subfloor training room	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**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	05 Mar 2020	**Condition**	N/A		
How Identified	N/A	**Friability**	N/A		
Surveyor Name	Ronaldo Vollenhoven	**Accessibility**	Accessible		
Survey Address	960 Whangaparaoa Road, Manly, Te Hiku	**Surface Treatment**	N/A		
Building	Manly Fire Station	**Laboratory**	Analytica Laboratories		
Room	Meeting room	**Lab Test ID**	N/A		
Floor	Ground floor	**Test Result**	Not present (Not Tested)		
Item Location	No suspect materials found	**Asbestos Type**	N/A		
Product Type	N/A	**Risk Assessment**	N/A	**Sample Point Image**	**Perspective Image**

Appendix C – Marked Up Asbestos Diagrams



PRECISE CONSULTING

FIRE EMERGENCY NEW ZEALAND

Manly Fire Station
Ground Floor

Asbestos Detected
No Asbestos Detected
Presumed Asbestos

N

Precise Limited
Auckland – Unit 5, 706 Great South Road, Penrose Auckland 1061

P: 0800 002 712 W: http://preciseconsulting.co.nz

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
Level 2, 32 Greenpark Road, Penrose
Auckland 1061
Attention: Ronaldo Vollenhoven
Phone: 0800 002 712
Email: resultsakld@preciseconsulting.co.nz

Lab Reference: 20-12880
Submitted by: Ronaldo Vollenhoven
Date Received: 24/03/2020
Date Completed: 25/03/2020
Order Number: PO014088
Reference: J022633

Sampling Site: 960 Whangaparaoa Rd, Manly, Whangaparaoa
Description of Work: 960 Whangaparaoa Rd, Manly, Whangaparaoa 0930

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.

Asbestos Fibres in Bulk (Qualitative)

Sample Details

Laboratory ID	Client Sample ID	Sample Location	Sample Description	Date Sampled	Date Analysed
20-12880-1	RV379478	Fibre cement sheet soffits	Bulk Materials (15 x 15 x 3 mm)	5/03/2020	25/03/2020
20-12880-2	RV379955	Fibre cement sheet cladding	Bulk Materials (15 x 15 x 3 mm)	5/03/2020	25/03/2020

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)
20-12880-1	RV379478	L1 - Paint L2 - Fibre Cement Sheet	Chrysotile (White Asbestos) Organic Fibres	Present
20-12880-2	RV379955	L1 - Paint L2 - Fibre Cement Sheet	Organic Fibres Chrysotile (White Asbestos) Amosite (Brown Asbestos)	Present

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

Asbestos Fibres in Bulk (Qualitative) Approver:

9(2)(a)

Georgina Jackson, PGDipSci.
Technician

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.

Method Summary

Asbestos Fibres in Bulk Materials (Qualitative)	Sample analysis was performed using polarised light microscopy with dispersion staining in accordance with the guidelines of AS4964-2004 Method for the qualitative identification of asbestos in bulk samples. Note 1: The reporting limit for this analysis is 0.1g/kg (0.01%) by application of polarised light microscopy, dispersion staining and trace analysis techniques. Note 2: If mineral fibres of unknown type are detected, by PLM and dispersion staining, these may or may not be asbestos fibres. To confirm the identity of this fibre, another independent analytical technique such as XRD analysis is advised. Note 3: The laboratory does not take responsibility for the sampling procedure or accuracy of sample location description.