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ASBESTOS BUILDING MATERIALS REGISTER

Teachers Mutual Bank
28-38 Powell Street, HOMEBUSH NSW 2140

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28-38 Powell Street, HOMEBUSH NSW 2140

CLIENT:	**Teachers Mutual Bank Limited**
DATE OF SURVEY:	**7th March 2014**
DATE OF REPORT:	**14th March 2014**
REPORT NUMBER:	**7733.01.ASSR**
CONSULTANT:	**Lee Hands BSc(Hons)**

NATA
WORLD RECOGNISED ACCREDITATION

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1. INTRODUCTION

Getex Pty Ltd (Getex™) was engaged to undertake an Asbestos Materials survey for the determination of the type, condition and extent of asbestos building materials that might be present.

The Getex Asbestos Building Materials Register constitutes an Asbestos Register under the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace) which are both approved under Section 274 of the Work Health and Safety Act 2011.

2. LIMITATIONS

Getex Pty Ltd and its staff members are professionally qualified and trained to achieve a suitable level of competency for the tasks undertaken.

Although all work is performed to a professional and diligent standard, the potential variance between the practical limitations of the scope of work undertaken, the cost of our services, all possible issues of concern, and any loss or damages which may be associated with our work are such that we cannot warrant that all issues of concern/asbestos materials have been identified. We therefore limit any potential liability associated with our work to the cost of our services.

All work conducted and/or reports/information produced by Getex Pty Ltd are prepared for a specific objective and within a specified scope of work as agreed between the Client and Getex Pty Ltd. As such this document is only for the use of the Client for the intended objective and may not be suitable for any other purpose. No parties other than the Client may use this document without first conferring with Getex Pty Ltd. Before passing this document onto a third party, the Client must inform the third party of any relevant information relating to this document. It is the responsibility of any party using this report to check to their satisfaction if this report is suitable for their intended use.

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Unless specifically mentioned, the inspection did not cover:

- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate.
- Inaccessible/hidden locations, including wall cavities, under concrete slabs and lift wells.
- Materials other than standard building materials e.g. materials in special purpose facilities.
- Ground surface and underground areas.
- Mechanical, electrical or other items/materials not directly associated with the building structure.
- Materials other than asbestos as identification of a range of other possible hazardous substances can require specialised analysis/inspection techniques.

Where materials which may potentially contain asbestos are identified, these are reported to the best of the consultant's ability. Analysis/testing of materials is generally not included and there is no guarantee that all such materials have been identified.

The investigation conducted was limited in scope. As such, Getex Pty Ltd cannot guarantee that any or all hazardous materials/issues of concern, if present, have been identified as the practical restrictions of the program involved the inspection/review of a limited number of locations/materials which may or may not have identified/intercepted all asbestos materials if present. Furthermore, the distribution of dust, asbestos materials and/or other contaminants may vary with location and there can be no guarantee that a particular sample/location is typical of an extended area.

Settled dusts are known to exist in variety of locations in the general environment and possibly contain a range of substances which may be hazardous at varying levels, particularly if the dust is in the vicinity of hazardous materials such as asbestos containing materials or paint containing lead. Furthermore dusts present may originate from a variety of known and unknown complex sources (such as environmental/atmospheric) that are not related to the presence of bulk hazardous building materials e.g. combustions emissions from automobiles or industry. Due to the above mentioned potential complex sources of dust which may not be identifiable, settled dust is not sampled or commented on except where otherwise stated.

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3. METHODOLOGY

All accessible areas were thoroughly inspected for the determination of the type, condition and extent of asbestos building materials that might be present.

For the purposes of this report Powell Street was taken to run east to west.

Where presence of asbestos could not be made conclusively by visual examination, representative samples were collected and analysed for asbestos content by Getex's NATA accredited laboratory (NATA accreditation number 15404).

To assess the health risk posed by the presence of asbestos materials, relevant factors have been considered. To assist in the interpretation of the asbestos materials register, the following provides a detailed explanation and meaning of the headings, the abbreviations and the terms that appear in the table.

- **Address –** States the address of the particular site on which the survey was undertaken.

- **Consultant –** provides the name of the consultant who undertook the inspection.

- **Survey Date –** Provides the date on which the on site survey of the particular building or room occurred.

- **Location –** States the room or area name / number (if available) of the particular building for which the survey was undertaken. Also, states the precise location of the material within a room (Direction, adjacent features etc.) –e.g. Infill panel below window on southern wall. The specific locations at which asbestos materials are identified are detailed.

- **Material Type –** States the type of material identified – e.g. Vinyl tile, fibre cement sheeting, fibrous insulation, etc.

- **Sample ID –** Provides the unique sample identification details.

- **Analysis Result** – Refers to the results of the visual assessment or laboratory analysis if conducted e.g. Chrysotile Asbestos Detected, etc.

- **Condition** – Refers to the physical state of the material at the time of the survey.

  - **Poor** - The material is damaged or severely deteriorated and has the potential to release measurable levels of airborne fibres which may present a risk to health if left in situ.

  - **Moderate** - The material is generally in sound condition, but is exhibiting signs of deterioration through age, weathering, mechanical action or multiple impact damage.

  - **Good** - The material is in sound condition and unlikely to present a significant risk to health if left in situ.

- **Friable/ Non-Friable?** The WH&S Regulation 2011 defines:

  - **Friable asbestos** – material that contains asbestos and is in the form of a powder or can be crumbled, pulverised or reduced to powder by hand pressure when dry.

  - **Non-Friable (Bonded) asbestos** – any material (other than friable asbestos material) that contains asbestos.

- **Priority –** Refers to the time frame for corrective actions to be taken in consideration of the level of risk posed by the material based on its present condition, friability, accessibility and other factors such as exposure to future disturbance. This includes consideration of the operational requirements at the workplace, the environment and any other actions that have the potential to release fibres. The risk score calculator as below is based on AS/NZS ISO 31000:2009 and is recommended to determine the risk associated with the material.

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Consequence or Impact

Rating	Descriptor	Description
1	Insignificant	No illness will result as asbestos is stable; therefore there is little likelihood of inhaling fibres above normal ambient levels.
2-3	Minor	Local fibre release only and in amounts and fibre size that are unlikely to cause latent asbestos related illness
4-6	Moderate	Asbestos may be unstable and could release fibres in the amount and size that may cause latent asbestos related illness
7-8	Major	Asbestos is unstable and will release fibres in the amount and size that will cause latent asbestos related illness
9	Catastrophic	Asbestos is highly friable and unstable, fibres will be released in size range and amount that are highly likely to cause latent asbestos related illness

Likelihood of Exposure

Rating	Descriptor	Description
9	Almost Certain	Is expected to occur in most circumstances – ie people regularly in the vicinity.
7-8	Likely	Will probably occur in most circumstances.
4-6	Possible	Could occur at any time.
2-3	Unlikely	Might occur at some time.
1	Rare	May occur only in exceptional circumstances.

Priority Calculator

Consequence / Likelihood	9	7-8	4-6	2-3	1
9	High	High	High	Medium	Medium
7-8	High	High	Medium	Medium	Medium
4-6	High	Medium	Medium	Medium	Low
2-3	Medium	Medium	Medium	Low	Low
1	Medium	Medium	Low	Low	Low

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In accordance with the above methodology, risk is reported in this register using the following terms:

- High
- Medium
- Low

- **Recommendations –** Refers to the control measures required to make the identified asbestos material safe or any additional investigation requirements.

- **Comments –** Refers to additional recommendations or comments to assist in making the identified asbestos material safe, additional investigation requirements or information to assist the reader to interpret the results of the investigation.

- **Photo ID –** Refers to the identifying photograph.

4. CONTROLS

This Asbestos Materials Register is to remain on site in a readily accessible location for perusal by interested parties at any time. It is of particular importance that this Asbestos Materials Register be updated following the removal and disposal of any asbestos materials or any changes in condition. If works are to involve items of suspect material not covered within the scope of this report it is recommended that confirmation of the material as containing/not containing asbestos takes place prior to refurbishment or demolition works.

All building occupants, visitors to the site, and in particular, service maintenance personnel are to be advised of asbestos materials management procedures in accordance with the Safe Work Australia Code of Practice (How to Manage and Control Asbestos in the Workplace).

Prior to any works being undertaken on the site it is important that the Asbestos Materials Register is reviewed. It is essential that all persons / tradespeople who are required to work on the building be notified about the presence of the asbestos materials in the identified areas and procedures required to be followed.

Regular inspections of the identified asbestos materials is to be undertaken (a minimum of every 5 years) to ensure that the condition of the asbestos materials has not deteriorated and does not pose a risk to building occupants.

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- Guidance noted in: the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace) should be followed for all asbestos containing materials.
- Any material discovered that is suspected to be asbestos should be assumed to contain asbestos with relevant area(s) isolated until expert advice is obtained.
- All asbestos removal/treatment works or other works which may disturb asbestos containing materials should follow an appropriate detailed work specific control strategy setting out the procedures and precautions that are to be taken to ensure health and safety with respect to asbestos hazards. The control strategy should include Safe Work Method Statements, an Asbestos Work Plan and Management Plans. Prior to undertaking such works it is recommended that the advice of a suitably qualified consultant, such as Getex Pty Ltd, be sought.
- If any asbestos materials are to remain in place an appropriate ongoing asbestos management plan is to be prepared and implemented to ensure that the risks associated with these materials are controlled and maintained at an acceptable level.
- All asbestos removal/treatment activities are to be undertaken by experienced and licensed asbestos removal contractor.
- According to the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); (p19) “Air monitoring is mandatory for all friable asbestos removal,” and “Air monitoring should be considered where the asbestos removal work is being undertaken in or next to a public location.”
- Asbestos air monitoring is to be undertaken by an organisation NATA accredited for asbestos air monitoring and who is independent of the removal contractor.
- Following removal of asbestos materials, the area is to be assessed by a suitably qualified consultant, such as Getex Pty Ltd, and a clearance certificate issued subject to satisfactory assessment results.

ASBESTOS MATERIALS REGISTER

Prepared by GETEX

Asset	Teachers Mutual Bank Building		**Survey Date**	7/03/2014	**Consultant**
Address	28-38 Powell Street		**Photograph:**	1	Lee Hands
	HOMEBUSH NSW 2140		**Asset ID**	1	

Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Exterior - First Floor - Contact Centre - Balcony - Awning ceiling adjacent to windows	Fibre Cement Sheeting	7733/AS04	No Asbestos Detected	N/A	N/A	N/A	N/A		5 + 7
Exterior - First Floor - Contact Centre - Balcony - Western exterior wall above the Balcony	Fibre Cement Sheeting		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A	All exterior walls to awnings are similar throughout the Building.	6
Exterior - First Floor - Northern Balconies - Awning ceiling	Plaster Board		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		22

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Exterior - Rooftop - Adjacent south of the Plant Room - Former cooling tower area - Waterproof floor membrane	Bituminous Membrane	7733/AS07	No Asbestos Detected	N/A	N/A	N/A	N/A		21
Exterior - Rooftop - South-east corner - Former cooling tower area - Waterproof floor membrane	Bituminous Membrane	7733/AS01	Chrysotile Asbestos Detected	Good	Non-Friable	Low	Material may remain in place provided it is not disturbed. e.g. do not drill, cut, grind or sand. Manage in accordance with the Code of Practice (How to Manage and Control Asbestos in the Workplace) approved under the Work Health and Safety Act 2011.	Approximate Area: 16 square metres. This area was sampled on 04/09/2013 for Getex report 7733.01.AANL. On the date of this survey the bituminous membrane was now covered with 200um black plastic.	20
Interior - Basement - Car park - Central location - Electrical backing board adjacent to Switch Room	Electrical Backing Board		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		24

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Interior - Basement - Car park - Ductwork - Sealant between joints	Sealant	7733/AS10	No Asbestos Detected	N/A	N/A	N/A	N/A	All joints within this type of duckwork throughout the building.	26
Interior - Basement - Car park - West side of Building - Telecom MDF Room	Not Determined		Not Determined (No Access Available)	Not Determined	N/A	Not Determined	No Access Available	Based on observations of other rooms within the Basement and the consistent nature of building materials present it is considered unlikely that that the Telecom MDF Room contains asbestos.	
Interior - Basement - Managers Car park - Electrical Store - Generator Room - Generator - Gasket	Gasket	7733/AS09	No Asbestos Detected	N/A	N/A	N/A	N/A		25

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Interior - Cupboards marked with "DB" throughout the building	Electrical Backing Board		No asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		17
Interior - First Floor - AC Main Switch cupboard	Electrical Backing Board		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		18
Interior - First Floor - Board Room - Storeroom - Ceiling cavity space - Insulation around air conditioning ductwork	Synthetic Mineral Fibre		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A	All insulation around air-conditioning ductwork within ceiling cavities are similar throughout the Building.	3

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Interior - First Floor - Board Room - Storeroom - Ceiling cavity space - Insulation under roof	Synthetic Mineral Fibre		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A	All under-roof insulation is similar throughout the Building.	2
Interior - First Floor - Board Room - Storeroom - Cupboard - Insulation around pipe work	Synthetic Mineral Fibre		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A	All pipe work insulation is similar throughout the Building.	4
Interior - First Floor - Contact Centre - Carpet tile adhesive	Adhesive	7733/AS03	No Asbestos Detected	N/A	N/A	N/A	N/A	All carpet tile adhesive is similar throughout the Building.	10

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Interior - First Floor - Contact Centre - Fire Door to Fire Escape	Fire Door	7733/AS02	No Asbestos Detected	N/A	N/A	N/A	N/A	All Fire Doors are similar throughout the Building.	8 + 9
Interior - First Floor - Finance Office - Wall void spaces	Brick		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		
Interior - Ground Floor - Main office area - Eastern side of Building - Fire Door	Fire Door	7733/AS05	No Asbestos Detected	N/A	N/A	N/A	N/A	All Fire Doors are similar throughout the Building.	16

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Interior - Ground Floor - Main Switch cupboard	Electrical Backing Board		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		15
Interior - Ground Floor - South-east corner of Building - Fire Doors	Fire Door		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A	All Fire Doors are similar throughout the Building.	12 + 13 + 14
Interior - Ground Floor - Southern end of the Building - Lift Motor Room - Lift Motor	Hydraulic Lift Motor		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A	Getex was advised by the client that the other lift within the Building is also a hydraulic lift.	23

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Interior - Second Floor - Plant Room - Sealant between air-conditioning ductwork and brickwork	Sealant	7733/AS06	No Asbestos Detected	N/A	N/A	N/A	N/A	All sealant between air-conditioning ductwork and brickwork is similar throughout the Building.	19
Interior - Toilets throughout	Various		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		11
Interior and exterior - Air-conditioning machinery - Gaskets throughout	Gasket		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A	Getex was advised by the client that all air-conditioning machinery was replaced with new machinery up to six months prior to the date of the survey.	

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Asset	Old Post Office	**Survey Date**	7/03/2014	**Consultant**	
Address	28-38 Powell Street	**Photograph:**			
	HOMEBUSH NSW 2140	**Asset ID**	2		

Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Exterior - Eastern wall - Air-conditioning vents - Former sealant on the exposed ends of the vents	Vinyl with Hessian Backing	7733/AS14	No Asbestos Detected	N/A	N/A	N/A	N/A		34
Exterior - Eaves throughout	Chipboard		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		33
Interior - Eastern half of the Building - Green Floor Covering	Seamless Vinyl	7733/AS11	No Asbestos Detected	N/A	N/A	N/A	N/A		28

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Interior - Gym - Carpet tile adhesive	Adhesive		No Asbestos Detected (Assessed to be similar to 7733/AS03)	N/A	N/A	N/A	N/A	Getex was advised by the client that the carpet tiles and adhesive within the Gym was laid within the previous six months from the date of this survey.	
Interior - Gym - Ceiling boards	Chipboard		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A	Ceiling boards throughout the Building are of the same construction.	27
Interior - Gym - Ceiling cavity space - Insulation	Insulation	7733/AS08	No Asbestos Detected	N/A	N/A	N/A	N/A	Assume insulation material to be consistent throughout the ceiling cavity space within the Building.	27

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Interior - South-eastern corner - Electrical backing Board	Electrical Backing Board		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		30
Interior - Southern Room - Booths in south-western corner of the Room - Ceiling panels for light fittings	Masonite		No Asbestos Detected (Visually Assessed)	N/A	N/A	N/A	N/A		
Interior - Southern Room - Wall panels	Asbestos Cement Sheeting		Asbestos Detected (Visually Assessed)	Good	Non-Friable	Low	Material may remain in place provided it is not disturbed. e.g. do not drill, cut, grind or sand. Manage in accordance with the Code of Practice (How to Manage and Control Asbestos in the Workplace) approved under the Work Health and Safety Act 2011.	Approximate Area: 120 square metres.	31

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Location	Material Type	Sample ID	Analysis Result	Condition	Friable/Non-Friable?	Priority	Recommendations	Comments	Photo ID
Interior - Toilets - Cubicle dividers	Fibre Cement Sheeting	7733/AS13	No Asbestos Detected	N/A	N/A	N/A	N/A		32
Interior - Window adjacent north of the eastern external door - Sealant between the window frame and glass pane	Sealant	7733/AS12	Chrysotile Asbestos Detected	Good	Non-Friable	Low	Material may remain in place provided it is not disturbed. e.g. do not drill, cut, grind or sand. Manage in accordance with the Code of Practice (How to Manage and Control Asbestos in the Workplace) approved under the Work Health and Safety Act 2011.	Approximate Area: > 100 lineal metres throughout all windows within the building.	29

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Asset	Sample ID	Location	Material Type	Analysis Result
1	7733/AS01	Sample of bituminous membrane was taken from the floor surfaces within the former cooling tower area at the south-eastern corner of the Rooftop.	Bituminous Membrane	Chrysotile Asbestos Detected
1	7733/AS02	Sample of Fire Door core was taken from behind the handle of the Fire Door to the Fire Escape within the Contact Centre on the First Floor.	Fire Door	No Asbestos Detected
1	7733/AS03	Sample of adhesive was taken from the floor adjacent to the Fire Door within the Contact Centre on the First Floor.	Adhesive	No Asbestos Detected
1	7733/AS04	Sample of fibre cement sheeting was taken from the northern manhole cover to the ceiling cavity space within the awning ceiling on the balcony of the Contact Centre on the First Floor.	Fibre Cement Sheeting	No Asbestos Detected
1	7733/AS05	Sample of Fire Door core was taken from behind the door handle of the Fire Door to the eastern fire escape on the Ground Floor.	Fire Door	No Asbestos Detected
1	7733/AS06	Sample of sealant was taken from between the westernmost air-conditioner ductwork and the northern wall of the Plant Room.	Sealant	No Asbestos Detected
1	7733/AS07	Sample of bituminous membrane was taken centrally from the floor surfaces within the former cooling tower area adjacent south of the Plant Room on the Rooftop.	Bituminous Membrane	No Asbestos Detected

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2	7733/AS08	Sample of insulation material was taken from within the ceiling cavity space within the Gym.	Insulation	No Asbestos Detected
1	7733/AS09	Sample of gasket material was taken from the edge of the gasket located at the pipe work join located centrally on the northern side of the generator.	Gasket	No Asbestos Detected
1	7733/AS10	Sample of sealant was taken from the duckwork joint within the Managers Car park witrhin the Basement.	Sealant	No Asbestos Detected
2	7733/AS11	Sample of seamless vinyl was taken from the floor within the building adjacent south of the northern exterior door.	Seamless Vinyl	No Asbestos Detected
2	7733/AS12	Sample of sealant was taken from between the window frame and the glass pane of the window adjacent north of the eastern external door.	Sealant	Chrysotile Asbestos Detected
2	7733/AS13	Sample of fibre cement board was taken from the cubicle divider within the Men's Toilet.	Fibre Cement Sheeting	No Asbestos Detected
2	7733/AS14	Sample of vinyl with hessian backing was taken from the exposed end of the southern air-conditioning vent in the eastern exterior wall.	Vinyl with Hessian Backing	No Asbestos Detected

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APPENDIX I

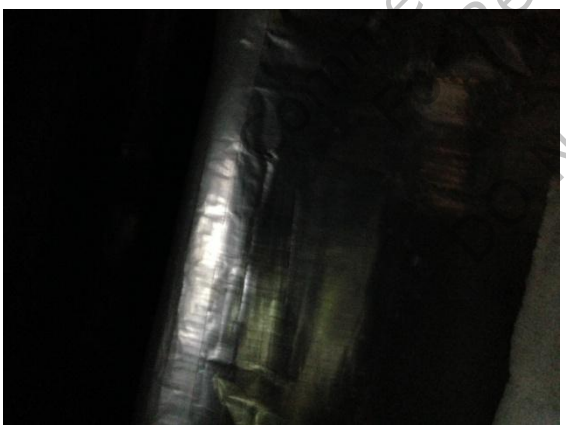
Photographs



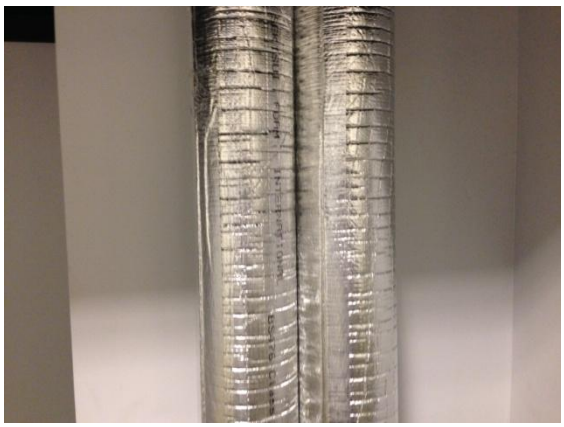
Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

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Photograph 7



Photograph 10



Photograph 8



Photograph 11



Photograph 9



Photograph 12

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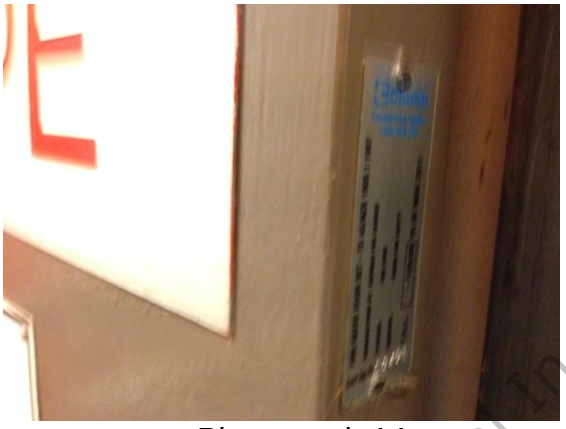
Photograph 13



Photograph 16



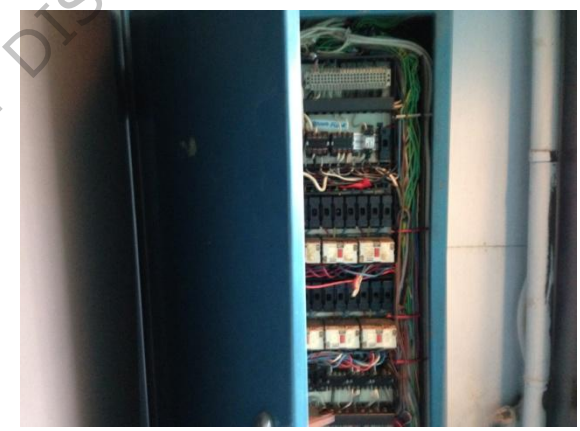
Photograph 14



Photograph 17



Photograph 15



Photograph 18

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Photograph 19



Photograph 22



Photograph 20



Photograph 23



Photograph 21



Photograph 24

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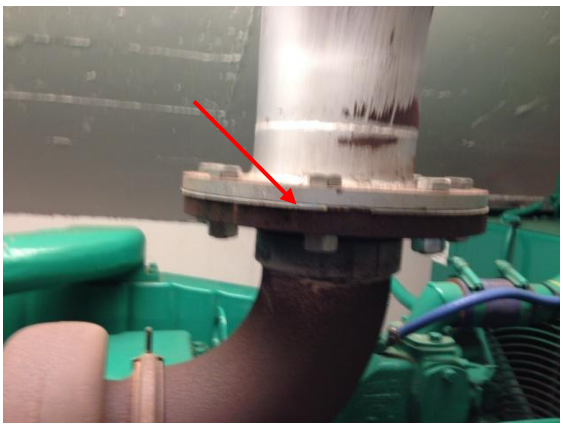
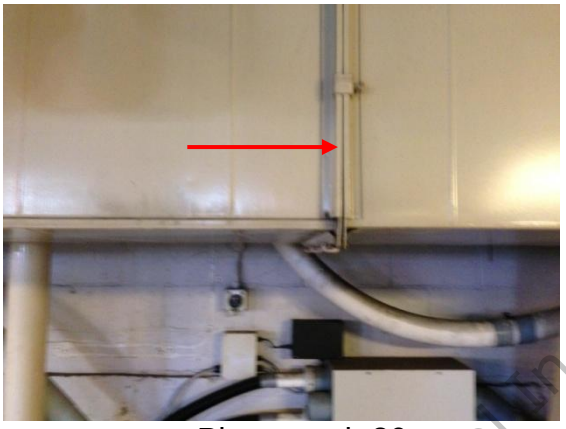


Photograph 25



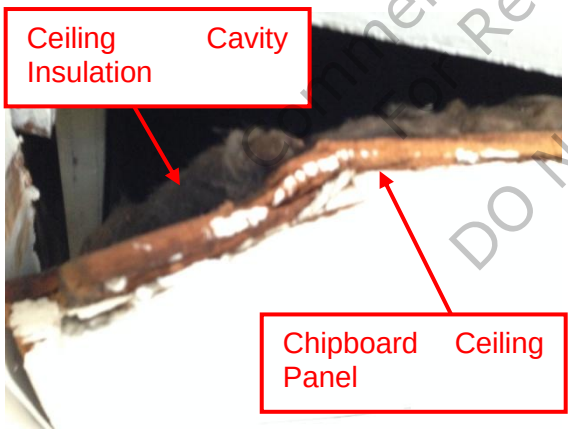
Photograph 28



Photograph 26



Photograph 29



Photograph 27



Photograph 30

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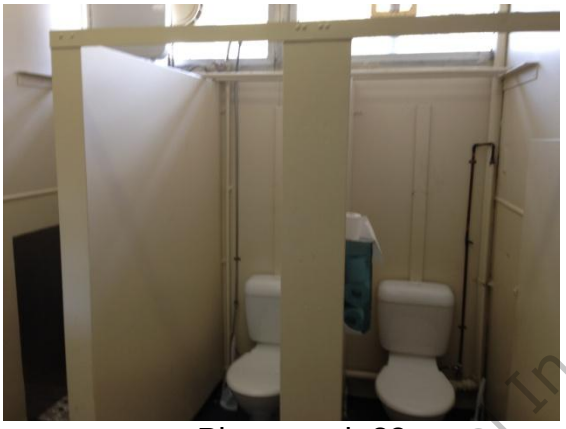
Photograph 31



Photograph 34



Photograph 32



Photograph 33

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