



Asbestos Inspection and Condition Report (Sampling)

Inspection Date:

Property Address:



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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Original Inspection Date	Thu, 20 Nov 2014
Modified Date	Sat, 22 Nov 2014
Modified Date	Mon, 24 Nov 2014

The Parties

Name of Client:

Name of Principal (if applicable):

Job Address:

Client's Email Address:

Client's Phone Number:

Consultant: Sam Robertson Ph: 0414894277
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Licence / Registration Number:

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Company Address and Postcode:

Company Email: sam@jimsholdinginspections.com.au

Company Contact Numbers: 0414894277

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Due to the high volume of positive sample results we advise the client to avoid the roof void. It's unlikely that asbestos would be present in the roof insulation, but caution should be taken particularly with a house which has this volume of

Asbestos containing material present.

SAMPLE

Section A Results of inspection - summary

ACM - Urgent and Hazardous Condition

ACM - High Risk Condition

ACM - Low Risk Condition

ACM Confirmed in Samples

Additional specialist inspections: Not Applicable

In summary the building, compared to others of similar age and construction is in a hazardous condition with Asbestos (ACM or ACD) present with some materials requiring urgent attention.

Found Not Found



Section B General

General description of the property

Building Type:	Residential
Number of Storeys:	
Main building – floor construction:	Concrete Stumps
Main building – wall construction:	Face brick
Main building – roof construction:	Pitched Coated Metal
Other timber building elements:	Architraves, Liner Frames, Doors, Eaves, Fascias, Skirting Boards
Other building elements:	Carpenter shed
Occupancy status:	Unoccupied
Furnished:	Unfurnished
Strata or company owned properties:	Unknown
Orientation (to establish the way the property was viewed):	West
Prevailing weather conditions at the time of inspection:	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and the presence of Asbestos or Asbestos Containing Materials or Dust may not be obvious until removed or access provided.

The following areas were inaccessible:

- All normally accessible areas permitted entry.

The inspection excludes areas which are inaccessible at the time of inspection. Inaccessible areas have not been assessed for the presence of Asbestos or Asbestos Containing Materials or Dust. The client is strongly advised to make these areas accessible for

Obstructions and Limitations

Asbestos, Asbestos Containing Materials and / or Asbestos Containing Dust may be concealed by the following obstructions which prevented full inspection:

- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinets
- Lack of clearance - subfloor
- Wall lining

The presence of obstructions increases the risk of undetected Asbestos, Asbestos Containing Materials and Dust. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency.

Undetected defect risk assessment

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Medium

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

ACM - Urgent and Hazardous Condition

No evidence was found.

ACM - High Risk Condition

Asbestos, Asbestos Containing Materials and Asbestos Dust 201

Building: Main Building
 Location: Eaves
 Finding: ACM Suspected Eave Sheets
 Information: The eave sheets throughout the exterior of the property appear to be an asbestos containing material (ACM). The observable areas of the sheeting appears to have no obvious signs of damage or deterioration, indicating that the asbestos is currently encapsulated and contained.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until this time.

Removal by a Licensed Asbestos Removal firm is highly advised. Where the client elects to retain the suspected ACM, the condition of all eave sheeting should be monitored annually (more frequent inspections are required should damage or evidence of deterioration occur). Inspection should also cover factors that may lead to the deterioration of the eave sheets, such as minor roof leaks or damage to associated building elements.



Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.02

Building: Main Building

Location: All External Areas

Finding: ACM Suspected Artificial or Fake Brick Cladding - Brown

Information: Several forms of artificial or fake brick 'look' cladding materials contain Asbestos. At the time of the inspection the observable areas of the cladding appear to be free of damage and deterioration.

However any attachment point eg: subsequent external fixing or the use of tools to apply or install an item onto the cladding and even minor impact damage or deterioration has the potential to release airborne asbestos fibres. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.

Given the entire property is clad in the material avoidance and isolation of the material is generally impracticable. However any unnecessary contact and certainly any works such as the use of tools to affix anything to the building should be avoided until lab analysis results are available.

Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration or any condition of the cladding material to identify any further damage or deterioration. This is particularly important where the cladding is present in highly traffic-able areas such as doorway or adjacent walkways.

No works should be carried out to the ACM or associated building elements without further specialist advice.



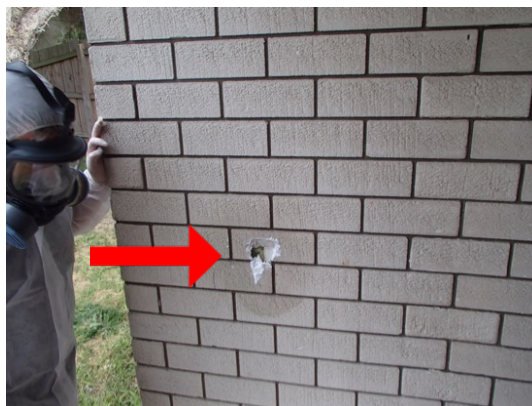
Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.03

Building:	Main Building
Location:	All External Areas
Finding:	ACM Suspected Artificial 'Fake Brick' Cladding - Grey
Information:	<p>Several forms of artificial or 'fake brick' cladding materials contain Asbestos. At the time of the inspection the observable areas of the cladding appear to be free of damage and deterioration.</p> <p>However, any subsequent point e.g. subsequent external fixing or the use of tools to apply or install anything onto the cladding and even minor impact damage or deterioration has the potential to release airborne asbestos fibres. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health safety risk.</p> <p>A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.</p> <p>Given the entire property is clad in the material avoidance and isolation of the material is generally impracticable. However any unnecessary contact and certainly any works such as the use of tools to affix anything to the building should be avoided until lab analysis results are available.</p> <p>Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur) the condition of the cladding material to identify any further damage or deterioration. This is particularly important where the cladding is present in highly traffic-able areas such as doorways or adjacent to fixings.</p>

No works should be carried out to the ACM or associated building elements without further specialist advice.



Section D Significant Items

Asbestos, Asbestos Containing Materials and Asbestos Dust 2.04

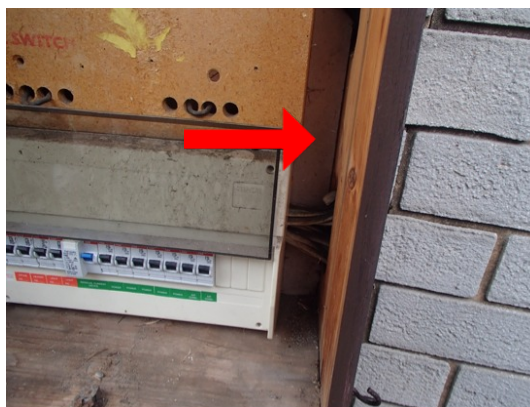
Building: Main Building

Location: Exterior walls - left side

Finding: ACM Suspected Electrical Switchboards

Information: Historically asbestos containing materials (ACM) were used in electrical switchboards to insulate the area and were even used within old electrical fuses. It is suspected that the electrical switchboard backing in this property has been constructed using Asbestos. The electrical switchboards appear to be free of damage and are the suspected ACM. It appears to be in a bonded condition which represents a lesser health and safety risk than if they were in a poor or deteriorating condition. A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Removal by a Licensed Asbestos Removal firm in conjunction with a licensed electrician would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur) the condition of the switchboards to identify any further damage or deterioration.

No works should be carried out to the switchboards or fuses or associated building elements without further specialist advice.



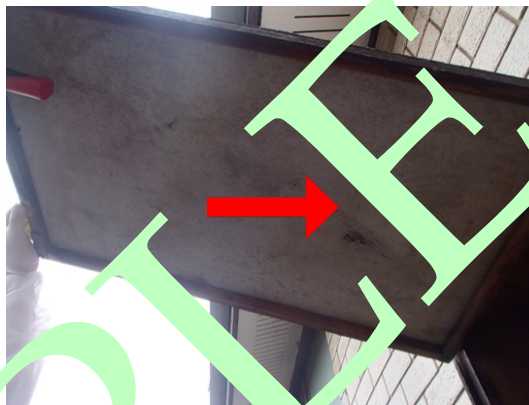
Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.05

Building:	Main Building
Location:	Exterior walls - left side
Finding:	ACM Suspected Damage leading to switchboard
Information:	<p>The sheeting to the door to the electrical switchboard is suspected to have been constructed with the use of asbestos-containing materials (ACM). The observable areas of sheeting appears to have no obvious signs of damage or deterioration indicating that the asbestos is currently encapsulated and contained. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health safety risk.</p> <p>A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no work should be undertaken on the area until lab analysis results are available. Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur) the condition of the sheeting to identify any further damage or deterioration. Additional remedial work is a potential short to medium term solution to reduce the risk presented by the ACM.</p>

Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.06

Building: Main Building

Location: Shed

Finding: ACM Suspected Wall Sheets

Information: Walls throughout the exterior of the shed is suspected to have been constructed with the use of asbestos-containing materials (ACM). The observable areas of wall sheeting appears to have no obvious signs of damage or deterioration indicating that the asbestos is currently encapsulated and contained. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Removal by

a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur) the condition of the wall sheets to identify any further damage or deterioration. Additional remedial work is a potential short to medium term solution to reduce the risk presented by the ACM. Where possible



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.07

Building:	Main Building
Location:	Shed
Finding:	ACM Suspected Artificial or Fake Brick Cladding
Information:	Several forms of artificial or fake brick 'look' cladding materials contain Asbestos. At the time of the inspection the observable areas of the cladding appear to be free of damage and deterioration.

However any attachment point eg: subsequent external fixing or the use of tools to apply or install an item onto the cladding and even minor impact damage or deterioration has the potential to release airborne asbestos fibres. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health/safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.

Given the entire property is clad in the material avoidance and isolation of the material is generally impracticable. However any unnecessary contact and certainly any works such as the use of tools to affix anything to the building should be avoided until lab analysis results are available.

Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor at least annually but more frequently should damage or evidence of deterioration occur, the condition of the cladding material to identify any further damage or deterioration. This is particularly important where the cladding is present in highly traffic-able areas such as doorways or adjacent to fixings.

No works should be carried out to the ACM or associated building elements without further specialist advice.



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.08

Building:	Main Building
Location:	Kitchen and Laundry
Finding:	ACM Suspected behind Ceramic Tiles

Section D Significant Items

Information:

The sheet construction material behind the ceramic tiles in this area is suspected to be an asbestos containing material (ACM). Often found in bathrooms and kitchen environments in this construction context in buildings pre 1985.

The observable areas of sheeting appear to be bonded undamaged and free of deterioration. Damaged and deteriorated ACM's have a higher probability of releasing airborne asbestos fibres creating a significant health and safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.

The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Should Asbestos be confirmed the client should arrange for removal by a Licensed Asbestos Removal firm.



Section D Significant Items



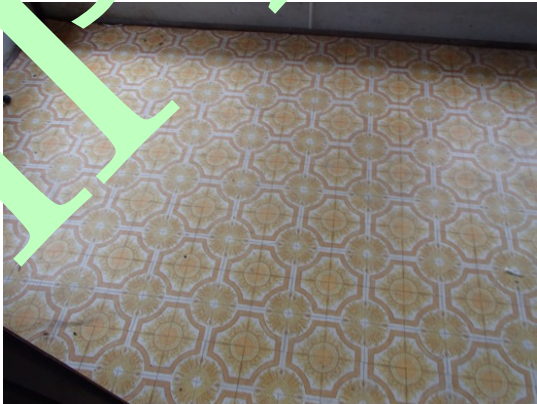
Asbestos, Asbestos Containing Materials and Asbestos Dust 2.09

Building: Main Building
 Location: Kitchen and Laundry and sunroom
 Finding: ACM Suspected vinyl floor covering
 Information: Vinyl floor covering may have several asbestos containing materials (ACM) including within the vinyl body of the sheeting or as a fibrous backing to the tiles or as an asbestos-based adhesive used to fix the tiles to the adjoining floor. At the time of the inspection the observed areas of vinyl flooring appear to be free of damage or deterioration. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health and safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur) the condition of the vinyl flooring to identify any further damage or deterioration. This is particularly important where the vinyl flooring is present in a trafficable or highly trafficable area.

No works should be carried out to the ACM or associated building elements without further specialist advice.

Section D Significant Items



Section D Significant Items

Asbestos, Asbestos Containing Materials and Asbestos Dust 2.1

Building: Main Building

Location: Sunroom

Finding: ACM Suspected Wall Sheets

Information: Walls to the sunroom are suspected to have been constructed with the use of asbestos-containing materials (ACM). The observable areas of wall sheeting appears to have no obvious signs of damage or deterioration indicating that the asbestos is currently encapsulated and contained. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health and safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur) the condition of the wall sheets to identify any further damage or deterioration. Additional remedial work is a potential short to medium term solution to reduce the risk presented by the ACM.

This type of cladding was also noticed above the entry door to the sunroom externally



Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.11

Building: Main Building

Location: Sunroom

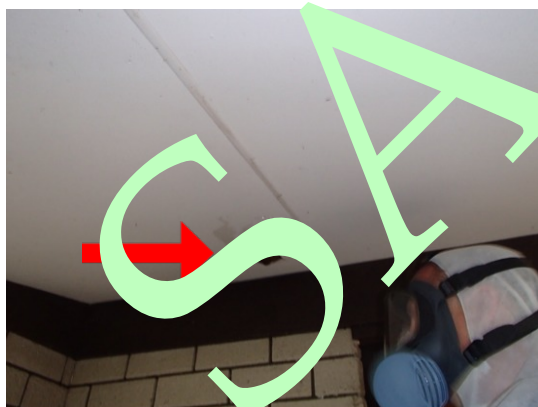
Finding: ACM Suspected Ceiling Sheets

Information: Ceilings to the sunroom appear to have been constructed with the use of asbestos-containing materials (ACM). The observable areas of the ceiling sheets were free of damage and deterioration which represents a lesser health and safety risk than if they were in a poor damaged or deteriorating condition.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the

ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur) the condition of the ceiling sheets to identify any further damage or deterioration. Inspection should also cover factors that may lead to the deterioration of the ceilings such as minor roof leaks or structural movement. Additional remedial work is a potential short to medium term solution to reduce the risk presented by the ACM. Where possible the encapsulation of the asbestos materials using an appropriate sealant again by a specialist contractor can be considered.

No works should be carried out to the ACM or associated building elements without further specialist advice.



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.12

Building:	Main Building
Location:	Bathroom
Finding:	ACM Suspected Vinyl Floor Covering

Section D Significant Items

Information:

Vinyl floor covering may have several asbestos containing materials (ACM) including within the vinyl body of the sheeting or as a fibrous backing to the tiles or as an asbestos-based adhesive used to fix the tiles to the adjoining floor. At the time of the inspection, the observable areas of vinyl flooring appear to be free of damage or deterioration. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur) the condition of the vinyl flooring to identify any further damage or deterioration. This is particularly important where the vinyl flooring is present in a trafficable or highly trafficable area.

No works should be carried out to the ACM or associated building elements without further specialist advice.



Section D Significant Items

Asbestos, Asbestos Containing Materials and Asbestos Dust 2.13

Building: Main Building

Location: Bathroom

Finding: ACM Suspected behind Ceramic Tiles

Information: The sheet construction material behind the ceramic tiles in this area is suspected to be an asbestos containing material (ACM). Often found in bathrooms and kitchen environments in this construction context in buildings pre 1985. The observable areas of sheeting appear to be bonded and damaged and free of deterioration. Damaged and deteriorated ACM's have a higher probability of releasing airborne asbestos fibres creating a significant health and safety risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available.

The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Should asbestos be confirmed the client should arrange for removal by a Licensed Asbestos Removal firm.



Section D Significant Items

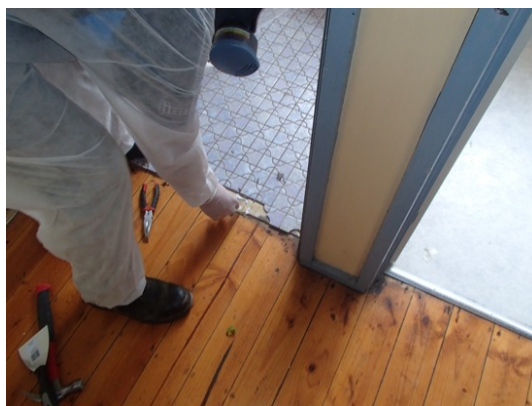
Asbestos, Asbestos Containing Materials and Asbestos Dust 2.14

Building: Main Building

Location: Toilet (WC)

Finding: ACM Suspected Tile Floor Underlay

Information: The Tile floor covering underlay is suspected to be an asbestos-containing material (ACM). The observable areas of the floor underlay appear to be free of damage and deterioration which represents a lesser health and safety risk than if they were in a poor or deteriorating condition. A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. The area should be avoided and no works should be undertaken on the area until lab analysis results are available. Removal by a Licensed Asbestos Removal firm would be advised. Where the client elects to retain the ACM the client should regularly monitor (at least annually but more frequently should damage or evidence of deterioration occur).



Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 2.15

Building: Main Building

Location: Rear yard

Finding: ACM Suspected Debris

Information: Suspected Asbestos Containing Material was identified in debris or rubbish found on the site. The materials are suspected to contain Asbestos because of the type of material, its appearance and markings. When discarded building materials which may contain Asbestos are treated as general rubbish this constitutes improper disposal and represents a significant personal and environmental health risk.

A sample for lab analysis to confirm the presence of asbestos wasn't taken from this location. The client is advised to assume the affected area and construction material contains Asbestos until the lab analysis results are available. If the materials are confirmed as Asbestos the debris should be removed and the site cleaned by a Licensed Asbestos Removal firm. In the interim appropriate risk reduction strategies include isolating the area and ensuring the debris or rubbish is not further disturbed.

Section D Significant Items



ACM - Low Risk Condition

No evidence was found.

ACM Confirmed in Samples

Asbestos, Asbestos Containing Materials and Asbestos Dust 4.01

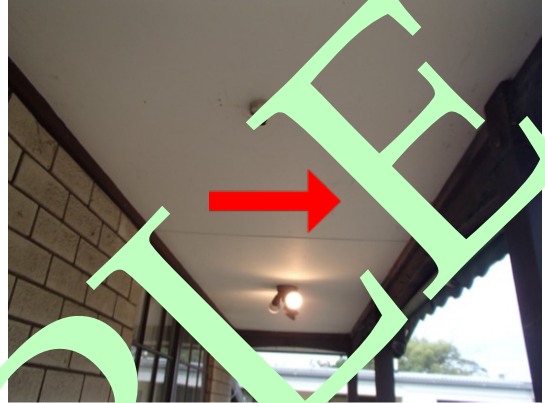
Building: Main Building

Location: Eaves

Finding: Asbestos - ACM Confirmed - Eaves

Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.

Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.02

Building: Main Building

Location: All External Areas

Finding: Asbestos - ACM Confirmed - Brown brick cladding

Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile and Brown Amosite. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.

Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.03

Building: Main Building

Location: All External Areas

Finding: Asbestos - ACM Confirmed - Grey fake brick cladding

Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.

Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.04

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Asbestos - ACM containing Switchboard backing
Information:	Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.



Section D Significant Items

Asbestos, Asbestos Containing Materials and Asbestos Dust 4.05

Building:	Main Building
Location:	Shed
Finding:	Asbestos - ACM Confirmed - external walls
Information:	Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.06

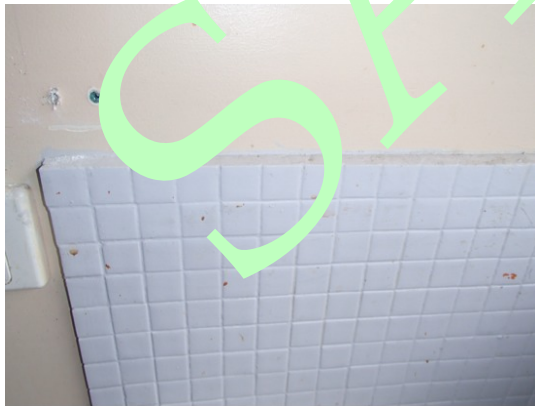
Building:	Main Building
Location:	Shed
Finding:	Asbestos - ACM Confirmed - Fake brick cladding
Information:	Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.

Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.07

Building:	Main Building
Location:	Kitchen and Laundry
Finding:	Asbestos - ACM Containing sheeting behind tiles
Information:	Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.



Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.08

Building: Main Building

Location: Kitchen and Laundry and sunroom

Finding: Asbestos - ACM Ceiling, Vinyl flooring

Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.



Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.09

Building:	Main Building
Location:	Sunroom
Finding:	Asbestos - ACM containing walls to sunroom, internally and externally
Information:	Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.



Section D Significant Items



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.1

Building: Main Building
Location: Sunroom
Finding: Asbestos - ACM Ceiling
Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.



Section D Significant Items

Asbestos, Asbestos Containing Materials and Asbestos Dust 4.11

Building: Main Building
 Location: Bathroom
 Finding: Asbestos - ACM Confirmed - sheeting behind tiles
 Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is white Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.

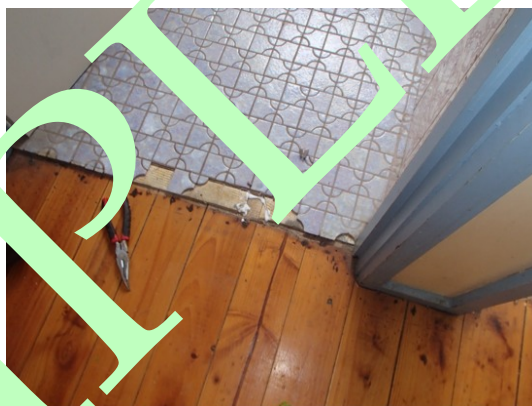


Asbestos, Asbestos Containing Materials and Asbestos Dust 4.12

Building: Main Building
 Location: Toilet (WC)

Section D Significant Items

Finding:	Asbestos - ACM Confirmed - under floor tiles in toilet
Information:	Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of asbestos is White Chrysotile. Consequently the client is advised to consider relevant risk reduction strategies including removal by a licensed Asbestos Removal firm.



D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and where appropriate licensed -
 - Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Contact your inspector for recommendations or see www.jims.net.

D5 Conclusion Assessment of overall condition of property

As noted in the report we have found areas that have been confirmed to have contained asbestos. The areas should be avoided when conducting any construction and in some areas have been damaged. These areas should be removed by a licensed asbestos removalist if they are disturbed or if any renovations are conducted in this area.

For further information, advice and clarification please contact Sam Robertson on 0414894277

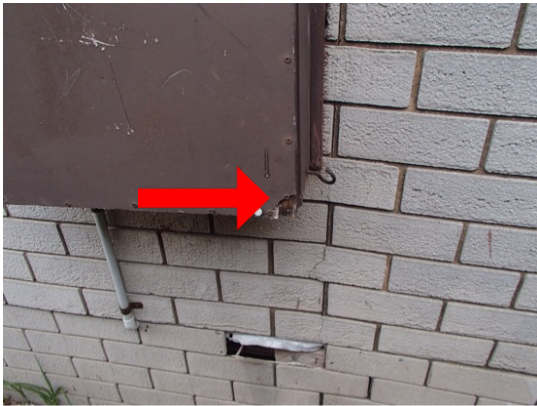
Section E Attachments and Further Comments

The following items were noted as ACM Samples Negative

Noted Item

Building: Main Building
Location: Exterior walls - left
Finding: Asbestos - Negative Lab Result on fibre board door
Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory.

The samples analysed were free of Asbestos fibres.



Section E Attachments and Further Comments

Noted Item

Building: Main Building
Location: Bathroom
Finding: Asbestos - Negative Lab Result - Vinyl floor
Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory.

The samples analysed were free of Asbestos fibres.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos	Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock forming minerals including the following: <ul style="list-style-type: none"> (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).
Asbestos Containing Dust or Debris (ACD)	Asbestos-contaminated dust or debris (ACD) means dust or debris that has settled within a workplace and is, or is assumed to be, contaminated with asbestos.
Asbestos Containing Material (ACM)	Asbestos containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Asbestos Related Work	Asbestos-related work means work involving asbestos (other than asbestos removal work) that is permitted under the exception set out in regulation 419(3), (4) and (5).
Asbestos Removal Licence	Asbestos removal licence means a Class A asbestos removal licence or a Class B asbestos removal licence under WHS Regulations Chapter 8.
Asbestos Removal Work	Asbestos removal work means: <ul style="list-style-type: none"> (a) work involving the removal of asbestos or ACM or (b) as set out in Part 8.10, Class A asbestos removal work or Class B asbestos removal work.
Asbestos Removalist	Asbestos removalist means a person conducting a business or undertaking who carries out asbestos removal work.
Asbestos Waste	Asbestos waste means asbestos or ACM removed and disposable items used during asbestos removal work including plastic sheeting and disposable tools.
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Definitions to help you better understand this report

Building element	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Clearance Certificate	Clearance certificate are issued in accordance with Regulation 474. The licensed asbestos assessor or competent person must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos.
Clearance Inspection	Clearance Inspections are carried out by a licensed asbestos assessor after asbestos removal has been commissioned at a workplace. The licensed assessor must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos.
Client	The person or other entity for whom the inspection is being carried out.
Competent Person (WHS Regulations)	A competent person means: <ul style="list-style-type: none"> (f) for a clearance inspection under regulation 473, a person who has acquired through training or experience the knowledge and skills of relevant asbestos removal industry practice and holds: <ul style="list-style-type: none"> (i) a certification in relation to the specified VET course for asbestos assessor work or (ii) a tertiary qualification in occupational health and safety, occupational hygiene, science, building, construction or environmental health (g) for any other case, a person who has acquired through training, qualification or experience the knowledge and skills to carry out the task.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Encapsulation (Asbestos)	Encapsulation of Asbestos Containing Materials is a general term for management strategies which may be used. Depending on the product and location of it encapsulation will usually involve the application of a sealant product. Encapsulation by the use of partitions is not advised or generally allowable. Refer to your inspector for more advice, encapsulation should always be undertaken by a trained and experienced and where required licensed technician.
Friable Asbestos	Friable asbestos means material that: <ul style="list-style-type: none"> (a) is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry and (b) contains asbestos.
In-Situ Asbestos	In situ asbestos means asbestos or ACM fixed or installed in a structure, equipment or plant, but does not include naturally occurring asbestos.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Licensed Asbestos Assessor	Licensed asbestos assessor means a person who holds an asbestos assessor licence.

Definitions to help you better understand this report

Licensed Asbestos Removal Work	Licensed asbestos removal work means asbestos removal work for which a Class A asbestos removal licence or Class B asbestos removal licence is required.
Licensed Asbestos Removalist	Means a person conducting a business or undertaking who is licensed under these Regulations to carry out Class A asbestos removal work or Class B asbestos removal work.
Limitation	Any factor that prevents full or proper inspection of the building.
Major - Asbestos	A Major Defect in the context of an Asbestos Inspection and Condition Report means Asbestos or ACM which is present in the building, in a poor condition or in a high risk situation. This may include but is not limited to Asbestos or ACM which has a higher probability of airborne fibre release due to age of materials, material deterioration, damage, probability of damage and degree of human interaction with or access to the element.
Membrane Filter Method	Membrane filter method means the membrane filter method described in the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)].
Minor - Asbestos	Minor in the context of an Asbestos Inspection Report means Asbestos which is found to be present in the building or on the site but that is in comparatively good condition with a low probability of fibre release. For example the Asbestos or ACM could be in a low traffic area, with little probability of interaction or use and is in good encapsulated or sealed condition.
NATA	NATA means the National Association of Testing Authorities, Australia.
NATA Accredited Laboratory	NATA-accredited laboratory means a testing laboratory accredited by NATA, or recognised by NATA either solely or with someone else.
Naturally Occurring Asbestos	Naturally occurring asbestos means the natural geological occurrence of asbestos minerals found in association with geological deposits including rock, sediment or soil.
Non-Friable Asbestos	Non-friable asbestos means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound. Note: Non-friable asbestos may become friable asbestos through deterioration (see definition of friable asbestos).
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes: (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Definitions to help you better understand this report

Reasonably Practicable	<p>In the WHS Act, reasonably practicable, in relation to a duty to ensure health and safety, means that which is, or was at a particular time, reasonably able to be done in relation to ensuring health and safety, taking into account and weighing up all relevant matters including:</p> <ul style="list-style-type: none"> (a) the likelihood of the hazard or the risk concerned occurring and (b) the degree of harm that might result from the hazard or the risk and (c) what the person concerned knows, or ought reasonably to know, about: <ul style="list-style-type: none"> (i) the hazard or the risk and (ii) ways of eliminating or minimising the risk and (d) the availability and suitability of ways to eliminate or minimise the risk and (e) after assessing the extent of the risk and the available ways of eliminating or minimising the risk, the cost associated with available ways of eliminating or minimising the risk, including whether the cost is grossly disproportionate to the risk.
Respirable Asbestos Fibre	<p>Respirable asbestos fibre means an asbestos fibre that:</p> <ul style="list-style-type: none"> (a) is less than 3 micrometres wide and (b) more than 5 micrometres long and (c) has a length to width ratio of more than 3:1.
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Safety Hazard - Asbestos	Asbestos categorised as a safety hazard within the context of an Asbestos Inspection and Condition Report is Asbestos which due to its degraded condition, damage or any other factor in the opinion of the inspector requires immediate and urgent application of management strategies to minimise risk of further airborne fibre release until a more suitable strategy for its removal or encapsulation is made.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Inspection Consultant ("the Consultant") was an Asbestos Inspection and Condition Report. This includes all inspections of residential properties and pre-purchase inspections of commercial properties. Your service may or may not include sampling, please refer to your Pre-Inspection Agreement for confirmation. A Pre-Inspection Agreement was issued prior to service and forms part of the service agreement.

PURPOSE The purpose of this inspection is to provide a person or entity with advice from a competent person regarding the identification of suspected Asbestos, Asbestos Containing Material (ACM) and Asbestos Containing Dust (ACD) and where present in condition. Where sampling is included, the positive confirmation of the presence of asbestos based on samples removed is also included.

A report may be conditional on the following:

- (a) Information provided by the person or entity requesting the report.
- (b) Apparent concealment of possible ACM.
- (c) Any other factor limiting the preparation of the report.

SCOPE OF INSPECTION The inspection will comprise visual assessment of the property and where requested limited sampling to identify asbestos, ACM and/or ACD to form an opinion regarding the presence or absence of Asbestos and the general condition at the time of inspection.

The inspection was limited to Readily Accessible Areas of the Building and Site. The Client shall arrange right of entry, facilitate physical entry and supply necessary information to enable the inspector to undertake the inspection and prepare a report.

The Inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied those areas are excluded from and do not form part of the inspection.

The Client is responsible for provision of permissions to take all samples from all sites as reasonably requested by the Inspector. Where permission to take a sample is withheld the Inspector cannot confirm the presence of Asbestos and therefore its presence must be assumed until disproved.

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted practice at the time of construction and which has been maintained as reasonably expected.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

Definitions to help you better understand this report

EXTENT OF REPORTING

Significant items to be reported are as follows:

- (a) Record the identification of suspected ACM on the site
- (b) Where sampling is undertaken, confirm the presence of ACM and record the type of Asbestos as found at each location
- (c) Record the apparent condition of the suspected or confirmed Asbestos at each location
- (d) Provide general advice regarding management options including suggested removal, remediation and monitoring.

LIMITATIONS

The Client acknowledges:

- 1. That this Report is not a Clearance Certificate or Certificate of Compliance of the property within the requirements of any Act, regulation, ordinance, local law or state law and is not a warranty against problems developing in the future.
- 2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
- 3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible, and unsafe to access or obstructed at the time of inspection.

Obstructions are defined as a condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothing, and articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

- 4. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

SAMPLING

The client must provide all written permissions for the removal of samples required to confirm the presence of Asbestos. The inspector is not responsible for:

- (a) Securing permissions to take samples
- (b) Facilitating suitable access, which may include the creation of a 10 metre exclusion area at the site of each sample
- (c) Whilst all care will be taken in the removal of the smallest possible sample, any damage to the sample site or surrounding building material, fittings and fixtures is the responsibility of the client. Repairs and reinstatement of the sample site and any associated costs to make safe are excluded from the inspections service.
- (d) Any incidental, accidental or unplanned contamination of the location or inspection site as a result of sampling is the responsibility of the client to rectify.
- (e) General rectification and reinstatement of the sample sites.

Definitions to help you better understand this report

EXCLUSIONS

This Report is not an Asbestos Register or Asbestos Management Plan (as required by WHS Regulations). This is a recommended additional service for all workplaces which is available on request.

Labeling of locations with compliant safety notices (as required by WHS Regulations) is also excluded from this service. This is a recommended additional service for all workplaces which is available on request.

An estimate of the costs of rectification or management costs is not included in an inspection report.

The cost to rectify or repair locations of sample sites and any resultant damage is excluded from this service and is the responsibility of the client.

ADDITIONAL COMMENTS

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that unless stated otherwise the Client as a matter of urgency should implement any recommendations or advice given in this Report.

Privacy Policy:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial training and educational purposes.

For more information please review our Privacy Policy online at www.jimsbuildinginspections.com.au.

Compliments, Complaints and Concerns

Your feedback, both positive and negative, can assist us to improve our services. We encourage you to please contact us with any compliments or concerns directly and as soon as you are able.

The process for managing customer feedback is documented below:

1. Contact your inspector directly to provide feedback or make any complaint as soon as you are able.
2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Regional Franchisor (Manager) and / or insurer as applicable.

Definitions to help you better understand this report

3. You can also contact their Regional Franchisor (Manager) directly on 131 546 ask to speak to your Inspectors Regional Franchisor (Manager) or email info@jimsbuildinginspections.com.au

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.