

Loose-fill Asbestos Insulation Ceiling Cavity Inspection Report

[Subject]

Report number: {{Reportnumber}}

Issue Date: {{IssueDate}}

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Company Name: A.D. Envirotech Pty Ltd

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| --- | --- | --- |
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# Introduction

* 1. Background Information

In the 1960s and 1970s a company known as Mr Fluffy used raw amosite and crocidolite asbestos, known as loose-fill asbestos, as ceiling insulation in some ACT and NSW homes. The NSW Government has determined that demolition, comprehensive site remediation and disposal is the best way to ensure the health and safety of the NSW community. NSW Fair Trading has established the Loose-fill Asbestos Implementation Taskforce (the Taskforce) which is responsible for overseeing and implementing a Voluntary Purchase and Demolition Program (the Program) for properties identified as containing loose-fill asbestos insulation (LFAI).

* 1. Objectives

Under the Program, free sample testing for LFAI is being offered to owners of pre-1980s residential properties within approved Local Government Areas. The objective of the free sample testing is to identify properties that are affected by LFAI. Homeowners of LFAI affected properties will then be eligible to have their property purchased and demolished under the Program.

To that end, A.D. Envirotech Pty Ltd has been commissioned by the Taskforce to carry out an inspection of [Subject] and prepare this Loose-fill Asbestos Insulation Ceiling Cavity Inspection Report.

* 1. Limitations

This investigation consisted of a visual inspection and laboratory analysis of at least three samples taken during the site inspection as shown in the site plan (Figure 1).

This report does not certify that the property is free from Loose Fill Asbestos Insulation or other asbestos dusts, which could exist in wall, floor or ceiling cavities or other parts of the property or any inaccessible or partly inaccessible areas or sections of the property.

Any person acting or relying on this report, in whole or in part, does so subject to the limitations expressed in this report and at their own risk.

A risk assessment of Loose-fill Asbestos Insulation is outside the scope of this report.

# Survey Results

* 1. Building History and Construction
     1. Construction date

Anecdotal evidence supplied by the owner/occupier of the property suggested that the property was constructed {{Constructiondate}}

* + 1. Extensions and/or renovations

The owner/occupier advised that {{ExtensionRenovation}}

* + 1. Building structure

The following building materials were observed by {{ConsultantName}}, {{LisenceNumber}}, during the site inspection:

|  |  |
| --- | --- |
| Exterior | Interior |
| [[Brick1]] | [[Plasterboard1]] |
| [[ASBFC1]] | [[ASBFC2]] |
| [[Weatherboardtimber]] | [[Brick2]] |
| [[Weatherboardplastic]] | [[Timber1]] |
| [[Other1]] | [[Concrete]] |
| [[Corrugatedmetal]] | [[Other5]] |
| [[Tiles]] | [[Plasterboard2]] |
| [[Other2]] | [[ASBFC3]] |
| [[ASBFCGables]] | [[Timber2]] |
| [[ASBFCEaves]] | [[Other6]] |
| [[ASBElectricalbox]] | [[Timber3]] |
|  | [[Loosefill]] |
|  | [[InsulationBatts]] |
|  | [[ASBdebris]] |
|  | [[Hotwaterunit]] |
|  | [[ACducting]] |
|  | [[ACunit]] |

* + 1. Loose Fill Asbestos Insulation

{{LFAIfound}}

* 1. Methodology

{{ConsultantName}}**,** {{LisenceNumber}} of A.D. Envirotech Pty Ltd carried out the inspection at [Subject] on the {{InspectionDate}}.

Prior to undertaking an inspection of the property a risk assessment was undertaken and temporary controls, including the placement of plastic sheeting below the manhole cover and use of appropriate Personal Protective Equipment (PPE), were implemented prior to gaining access into the ceiling cavity.

The inspection included taking at least three samples from an area the Licensed Asbestos Assessor determined represented the highest likelihood of containing LFAI. At least one of these samples was taken from a location where LFAI is likely to remain following any remediation work. A dust suppression spray was applied to any loose material prior to sampling. The samples were collected and placed into a labelled zip locked bag or sampling jar.

The inspection was undertaken in-accordance with ‘How to Manage and Control Asbestos in the Workplace, Code of Practice’ (Safe Work Australia, February 2016).

All samples were delivered to a National Association of Testing Authorities accredited testing laboratory under Chain of Custody protocol. All samples were tested for asbestos under **Australian Standard** AS 4964 - 2004 ‘Method for the qualitative identification of asbestos in bulk samples’ using a laboratory that is NATA accredited for the testing method.

* 1. Survey Results

Sampling results are summarised in Table 1. Sampling locations are shown in Figure 1. Photographs of sampling locations are included in Appendix A. Laboratory reports and chain of custody forms are included in Appendix B.

Table 1: Laboratory Results Summary

| **Sample Reference** | **Sample Description** | **Location** | **Photo No.** | **Results** |
| --- | --- | --- | --- | --- |
| {{Sample|SampleId}} | {{Sample|SampleDescription}} | {{Sample.Samplelocation}} | 1 | {{Sample.Result}} |

Visual inspection of the subject area revealed the presence of insulation batts/loose fill insulation distributed throughout the ceiling space. Two (2) dust swabs and one (1) fibrous mass were collected and analysed for the presence of asbestos. No asbestos was detected within any of the samples collected (*refer to Appendix B – Laboratory Results*).

* + 1. Location of asbestos

No asbestos was detected within any of the samples collected from within the ceiling space. (Refer comment 6)

* + 1. Was Loose Fill Asbestos Insulation detected?

No loose fill asbestos was detected in the ceiling space. (Refer 2.1.4)

* + 1. Extent of the insulation

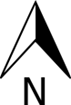
Insulation batts/Loose fill insulation are/is distributed throughout the ceiling space. No asbestos insulation was detected in the ceiling space. (Refer comment 4)

**2.3.4 Has remediation been previously conducted?**

At the time of inspection the owner/occupier was unaware of any previous remediation works conducted at the property. No indications of any former remediation works were identified during the inspection.

# Floor Plan

Figure 1: Site Plan Showing Location of Samples Taken and Approximate Extent of any Loose-fill Asbestos Insulation.



11098-xxxxx-Asb1

11098-xxxxx-Asb1

11098-xxxxx-Asb1

Appendix A

Photographs

11098-xxxxx-Asb1

11098-xxxxx-Asb2

11098-xxxxx-Asb3

Appendix B

Laboratory Reports

|  |  |  |
| --- | --- | --- |
| ConsultantName | Text | Label:Consultant Name|Row:0|Column:0|ColumnSpan:1|Placeholder:|Prefix:|Suffix: |
| LisenceNumber | Text | Label:Lisence Number|Row:1|Column:0|ColumnSpan:1|Placeholder:|Prefix:|Suffix: |
| PropertyLocation | TextArea | Label:Property Location|Row:2|Column:0|ColumnSpan:1|Placeholder:|Prefix:|Suffix: |
| Constructiondate | TextArea | Label:Construction date|Row:3|Column:0|ColumnSpan:1|Placeholder:|Prefix:|Suffix: |
| InspectionDate | Text | Label:Inspection Date|Row:0|Column:1|ColumnSpan:1|Placeholder:|Prefix:|Suffix: |
| IssueDate | Text | Label:Issue Date|Row:1|Column:1|ColumnSpan:1|Placeholder:|Prefix:|Suffix: |
| Reportnumber | Text | Label:Report number|Row:2|Column:1|ColumnSpan:1|Placeholder:|Prefix:|Suffix: |
| ExtensionRenovation | TextArea | Label:Extension/Renovation|Row:3|Column:1|ColumnSpan:1|Placeholder:|Prefix:|Suffix: |
| PropConstDetails | Label | Label:Property Construction Details|Row:4|Column:0|ColumnSpan:1|Value:Property Construction Details |
| Exterior | Label | Label:Exterior|Row:5|Column:0|ColumnSpan:1|Value:Exterior |
| Walls1 | Label | Label:Walls|Row:6|Column:0|ColumnSpan:1|Value:Walls |
| Brick1 | Bit | Label:Brick|Row:7|Column:0|ColumnSpan:1|Value:False|Group:1 |
| ASBFC1 | Bit | Label:ASBFC|Row:8|Column:0|ColumnSpan:1|Value:False|Group:1 |
| Weatherboardtimber | Bit | Label:Weatherboard timber|Row:9|Column:0|ColumnSpan:1|Value:False|Group:1 |
| Weatherboardplastic | Bit | Label:Weatherboard plastic|Row:10|Column:0|ColumnSpan:1|Value:False|Group:1 |
| Other1 | Bit | Label:Other|Row:11|Column:0|ColumnSpan:1|Value:False|Group:1 |
| Roof | Label | Label:Roof|Row:12|Column:0|ColumnSpan:1|Value:Roof |
| Corrugatedmetal | Bit | Label:Corrugated metal|Row:13|Column:0|ColumnSpan:1|Value:False|Group:1 |
| Tiles | Bit | Label:Tiles|Row:14|Column:0|ColumnSpan:1|Value:Tiles|Group:1 |
| Other2 | Bit | Label:Other|Row:15|Column:0|ColumnSpan:1|Value:False|Group:1 |
| Other3 | Label | Label:Other|Row:16|Column:0|ColumnSpan:1|Value:Other |
| ASBFCGables | Bit | Label:ASB FC Gables|Row:17|Column:0|ColumnSpan:1|Value:False|Group:1 |
| ASBFCEaves | Bit | Label:ASB FC Eaves|Row:18|Column:0|ColumnSpan:1|Value:False|Group:1 |
| ASBElectricalbox | Bit | Label:ASBElectricalbox|Row:19|Column:0|ColumnSpan:1|Value:False|Group:1 |
| Other4 | Bit | Label:Other|Row:20|Column:0|ColumnSpan:1|Value:False|Group:1 |
| Interior | Label | Label:Interior|Row:5|Column:1|ColumnSpan:1|Value:Interior |
| Walls2 | Label | Label:Walls|Row:6|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Plasterboard1 | Bit | Label:Plasterboard|Row:7|Column:1|ColumnSpan:1|Value:False|Group:2 |
| ASBFC2 | Bit | Label:ASB FC|Row:8|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Brick2 | Bit | Label:Brick|Row:9|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Timber1 | Bit | Label:Timber|Row:10|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Concrete | Bit | Label:Concrete |Row:11|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Other5 | Bit | Label:Other|Row:12|Column:1|ColumnSpan:1|Value:False|Group:2 |
| CeilingLining | Label | Label:Ceiling Lining|Row:13|Column:1|ColumnSpan:1|Value:False |
| Plasterboard2 | Bit | Label:Plasterboard|Row:14|Column:1|ColumnSpan:1|Value:False|Group:2 |
| ASBFC3 | Bit | Label:ASB FC|Row:15|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Timber2 | Bit | Label:Timber|Row:16|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Other6 | Bit | Label:Other|Row:17|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Timber3 | Bit | Label:Timber|Row:18|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Insulation | Label | Label:Insulation|Row:19|Column:1|ColumnSpan:1|Value:False |
| None | Bit | Label:None|Row:20|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Loosefill | Bit | Label:Loose-fill|Row:21|Column:1|ColumnSpan:1|Value:False|Group:2 |
| InsulationBatts | Bit | Label:Insulation Batts|Row:22|Column:1|ColumnSpan:1|Value:False|Group:2 |
| OtherObservations | Label | Label:Other Observations|Row:23|Column:1|ColumnSpan:1|Value:False |
| ASBdebris | Bit | Label:ASB debris|Row:24|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Hotwaterunit | Bit | Label:Hot water unit|Row:25|Column:1|ColumnSpan:1|Value:False|Group:2 |
| ACducting | Bit | Label:A/C ducting|Row:26|Column:1|ColumnSpan:1|Value:False|Group:2 |
| ACunit | Bit | Label:A/C unit|Row:27|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Pipelagging | Bit | Label: Pipe lagging|Row:28|Column:1|ColumnSpan:1|Value:False|Group:2 |
| Other7 | Bit | Label: Other|Row:29|Column:1|ColumnSpan:1|Value:False|Group:2 |
| LFAIfound | Enum | Label: LFAI found|Row:30|Column:0|ColumnSpan:1|Values:Yes~Inspection of the ceiling space revealed evidence of LFAI.,No~Inspection of the ceiling space revealed there to be no evidence of LFAI. |
| Sample | Repeater | Label:Sample Details|Row:31|Column:0|ColumnSpan:2 |
| Sample.SampleId | Text | Label:SampleId|Row:0|Column:0|ColumnSpan:2|Placeholder:|Prefix:|Suffix: |
| Sample.SampleDescription | Enum | Label:Sample Description|Row:1|Column:0|ColumnSpan:2|Values:Dust Swab~Dust Swab,Fibrous mass~Fibrous mass,Fibrous cement~Fibrous cement |
| Sample.SamplelocationLabel | Label | Label:Sample location|Row:2|Column:0|ColumnSpan:1|Value:Sample location|WindowOnly:True |
| Sample.Distance | Text | Label:Distance|Row:3|Column:0|ColumnSpan:2|Placeholder:|Prefix:|Suffix:meters|WindowOnly:True |
| Sample.Direction | Text | Label:Direction|Row:4|Column:0|ColumnSpan:2|Placeholder:|Prefix:|Suffix:of manhole|WindowOnly:True |
| Sample.Above | Text | Label:Above|Row:5|Column:0|ColumnSpan:2|Placeholder:|Prefix:|Suffix:|WindowOnly:True |
| Sample.Location | Enum | Label:Location|Row:6|Column:0|ColumnSpan:2|Values:On the top of ceiling lining~On the top of ceiling lining,On the top of framework~On the top of framework|WindowOnly:True |
| Sample.Result | Enum | Label:Result|Row:7|Column:0|ColumnSpan:2|Values:Yes~Yes,No~No |
| Sample.Samplelocation | Complex | Label:Result|Row:8|Column:0|ColumnSpan:2|Attributes:Distance,Direction,Above,Location|GridOnly:True |