

Asbestos Detectives Pty Ltd ABN 30 111 614 638

6 Congressional Drive Liverpool 2170 NSW Ph 9601 4542 Mob 0410 462 542

**Asbestos inspection report**

Inspection report No: 546/10

Inspection date: 10 September 2010

Client: Owners of Strata Plan 13385

Address: C/- O'Neill Strata Management Pty Ltd, PO Box 887 Bondi Junction, NSW, 1355

Phone: 9387 7488

Inspection site: Eight (8) floor apartment block located at 37 Paul Street, Bondi Junction, NSW.

Inspection scope: Asbestos inspection of the lagging (insulation) on the hot water pipes of individual apartments in the building. In addition to the hot water pipe insulation, the flues of the three hot water boilers was also inspected. No other parts of the building were inspected.

Assessment**Sampling and testing:**

Apartment hot water pipe insulation: Access to the hot water pipes of the apartments was gained through inspection hatches located in the foyer on each floor of the building. Each floor had two inspection hatches. There were two separate metered hot water pipes in each hatch. Each pipe was labeled with the apartment number.

The insulation from each pipe was sampled and analysed on site using a stereoscopic microscope.

Boiler room flue pipes: A sample of one of the flue pipes of the hot water boiler was taken and analysed on site.

Asbestos Detectives Pty Ltd ABN 30 111 614 638

6 Congressional Drive Liverpool 2170 NSW Ph 9601 4542 Mob 0410 462 542

Results**Pipe insulation**

Floor	Apartment	Insulation
1	1	Glass fibre
1	2	Glass fibre
1	4	Glass fibre
1	5	Glass fibre
2	6	Glass fibre
2	7	Glass fibre
2	9	Mix of calcium silicate reinforced with chrysotile and amosite asbestos and glass fibre
2	10	Not insulated
3	11	Calcium silicate reinforced with chrysotile and amosite asbestos
3	12	Glass fibre
3	14	Glass fibre
3	15	Glass fibre
4	16	Glass fibre
4	17	Glass fibre
4	19	Glass fibre
4	20	Glass fibre
5	21	Glass fibre
5	22	Glass fibre
5	24	Glass fibre
5	25	Glass fibre
6	26	Glass fibre
6	27	Calcium silicate reinforced with chrysotile and amosite asbestos
6	28	Glass fibre
6	29	Glass fibre
7	30	Calcium silicate reinforced with chrysotile and amosite asbestos
7	32	Glass fibre
7	33	Calcium silicate reinforced with chrysotile and amosite asbestos
8	36	Glass fibre
8	37	Calcium silicate reinforced with chrysotile and amosite asbestos

Not all hot water pipes were accessible.

The full length of the pipes in the access hatches was not visible. The above assessment only applies to the visible (exposed) parts of the pipes. It is unknown if parts of pipes insulated with glass fibre which are outside the view of the access hatches are insulated with asbestos containing lagging.

Asbestos Detectives Pty Ltd ABN 30 111 514 538**6 Congressional Drive Liverpool 2170 NSW Ph 9601 4542 Mob 0410 462 542**

The mix of insulating materials used on some pipes suggests that the hot water pipes have undergone repairs in the past.

The asbestos lagging is wrapped in a white coloured calico (cotton) tape. This distinguishes it from the glass fibre insulation which is unwrapped and is a yellow colour.

The asbestos lagging is classed as **friable asbestos**.

Boiler room hot water flue pipes: The flues on the three hot water heaters are made from asbestos cement pipes. The pipes contain chrysotile asbestos fibre and are classed as bonded asbestos.

Recommendations: Where asbestos containing materials are used in close proximity to asbestos free materials, such as the hot water pipe insulation, it is recommended that all the materials be treated as containing asbestos. This safeguards against inadvertent confusion of the two materials and particularly applies where friable asbestos materials are involved.

Asbestos removal or repair should only be conducted by licensed asbestos removal contractors.

Bonded asbestos materials can be removed by contractors holding a current NSW WorkCover **AS1 friable asbestos license** or **AS 2 bonded asbestos license**.

Bonded asbestos containing materials which are in sound condition do not pose a hazard and can be left in place provided they remain in sound condition.

Bonded asbestos materials are those materials in which the asbestos fibres are firmly held in place in a solid matrix.

Friable asbestos containing materials are those materials which can be broken or pulverized by simple hand pressure when dry.

Friable asbestos materials can only be removed by contractors holding a current NSW WorkCover **AS 1 friable asbestos removal license**.



Vidas Ridikas
Industrial Chemist.