
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. L. & Mrs. G. Bilfolco
Location: 12 Moonbi Close, Greenfield Park

Plans for Job No: 7585/14 Revision No: C Dated: 31-10-14

Council area: FAIRFIELD CITY

Date of assessment: 10th November 2014

Our reference: HM03471114

The Client acknowledges that:

This report is provided for **the exclusive information of the Client**. It is a term and condition of the terms upon which this report is provided, that if the Client chooses to rely upon the report, that the Company and the Person making this report will not be liable to the Client or to any other Person who suffers personal or property damage or financial loss in respect of any cause of action or tort, contract or however the cause of action is said to arise.

This report is **not a guarantee or warranty** or an all-encompassing report dealing with the above property from every aspect. It is based on the condition of the property and the **"Readily Accessible Areas"** at the time of assessment. It is a reasonable attempt to identify as far as *reasonably practicable*, any significant hazardous materials i.e. materials *"that may"* contain asbestos [ACM] or [ACD], ceiling dusts *"that may"* contain lead, paints *"that may"* contain lead or synthetic mineral fibres [SMF], **visible** at the time of assessment.

This report, based on visual assessment, will not disclose hazardous materials in inaccessible areas, not readily accessible or obstructed at the time of assessment. Areas which are not normally accessible were not assessed and include but are not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

This report is **not a Certificate of Compliance** with the requirements of the WHS Act 2011 and WHS Regulations 2011, relevant Codes of Practice or Australian Standards or NSW Office of Environment and Heritage [OEHL] Regulations.



Front southwest elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

| | |
|------------------------------|---|
| Estimated age: | Circa 1980 -1985 |
| Type of construction: | Freestanding single storey brick veneer residence, supported on shallow concrete strip footing with internal brick piers supporting a suspended timber floor system |
| External cladding: | Clay masonry brickwork |
| Roof: | Engineered timber hipped and valley trussed roof structure with dutch gables and concrete roofing tiles. |

Occupancy Status: Was the residence occupied at the time of assessment?

| | | | | | |
|-----|---|----|--|----------------|--|
| Yes | ✓ | No | | Not Applicable | |
|-----|---|----|--|----------------|--|

Orientation: For the purpose of this report the front of the residence faces:

| | | | | | | | | | | | | | | | |
|------|--|------|--|-------|--|-------|--|-----------|--|-----------|--|-----------|--|-----------|---|
| East | | West | | North | | South | | Northeast | | Northwest | | Southeast | | Southwest | ✓ |
|------|--|------|--|-------|--|-------|--|-----------|--|-----------|--|-----------|--|-----------|---|

2. AREAS ASSESSED

This assessment covers the following “*Readily Accessible Areas*” of the existing residence layout to identify as far as *reasonably practicable* any significant hazardous materials i.e. materials “*that may*” contain asbestos [ACM] or [ACD], ceiling dusts “*that may*” contain lead, paints “*that may*” contain lead or synthetic mineral fibre insulation [SMF].

| | | | | | | | | | | | |
|-------------------|---|----------|---|---------------|---|-------------|---|----------|---|---------|---|
| Under Floor Space | ✓ | Exterior | ✓ | Roof Surfaces | ✓ | Roof Cavity | ✓ | Interior | ✓ | Carport | ✓ |
|-------------------|---|----------|---|---------------|---|-------------|---|----------|---|---------|---|

3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

| Area Assessed | Description and Comment | Assessment / Action |
|--------------------------|--|--|
| Under Floor Space | Mainly dry. No evidence of hazardous materials was observed. Note: no work is proposed in the underfloor area as part of the proposed Contract works. | No action is required. |
| Exterior | | |
| Cladding | Clay face masonry brickwork Note: not associated with the proposed Contract works. | No action is required. |
| | Possible asbestos cement [ACM] in weatherboard cladding to 'dutch' gables Note: rear gable to be removed to accommodate first floor addition as part of the proposed Contract works. | 3.0m² Remove and dispose of the gable weatherboard cladding as required in a manner approved by NSW OEH and Fairfield City Council. See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM]. Appropriate dust suppression measures to be provided. No further action is required. |
| Eave soffit lining | Possible asbestos cement [ACM] sheet to eave soffits. Note: not associated with the proposed Contract works. | All necessary steps are to be taken to protect the retained eave lining from damage during the course of the works. |
| Roofing | Concrete roofing tiles. Note: approximately 80% of the roof structure to be removed to accommodate proposed first floor addition. | Appropriate dust suppression measures to be provided. No further action is required. |
| Front verandah | Possible asbestos cement [ACM] sheet to verandah soffit. Note: not associated with the proposed Contract works. | All necessary steps are to be taken to protect the retained Verandah soffit from damage during the course of the works. |
| Painting - general | Combination of oil based and acrylic based surface coating to eaves, fascia and trims. No exposed lead based paints were observed. | Appropriate dust suppression measures to be provided. No further action is required. |

| Area Assessed | Description and Comment | Assessment / Action |
|---|---|--|
| Interior | | |
| Entry | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Lounge | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Hallway Note: skylight Note: air conditioner return air grill | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: skylight to be removed and ceiling patch repaired as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Kitchen | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Dining Note: skylight | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: skylight to be removed and ceiling patch repaired as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Laundry Note: skylight | Possible asbestos cement [ACM] sheet to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: skylight to be removed and ceiling patch repaired as part of the proposed Contract works. | All necessary steps are to be taken to protect the wall linings from damage during the course of the works. Appropriate dust suppression measures to be provided. No further action is required. |
| Bathroom Note: Bathroom completely refurbished in 2000 | Probable fibre-cement [FC] sheet to the wall linings under wall tiles from floor to ceiling level. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | All necessary steps are to be taken to protect the wall linings from damage during the course of the works. |

| Area Assessed | Description and Comment | Assessment / Action |
|---|--|---|
| Bedroom 1 | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 2 | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 3 | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 4 Note: Shown as Study / stairwell on Construction Drawing 3 of 8 for Job No. 7585/14 | Plasterboard to the wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: ceiling frame to be adjusted to accommodate internal staircase and surfaces made good as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Painting - general | Combination of oil based and acrylic based surface coating to ceilings, walls, doors, window reveals and trims. No exposed lead based paints were observed. | Appropriate dust suppression measures to be provided. No further action is required. |
| Roof Cavity | Engineered timber roof structure and ceiling frame. Note 1: approximately 80% of the roof structure to be removed to accommodate proposed first floor addition. Synthetic mineral fibre [SMF] batt insulation overall the roof space. Note 2: insulation to be retained as part of the proposed Contract works. No sarking noted to underside of tiles. Minimal ceiling dust was noted. Flexible air conditioning ducting noted. | In our opinion the air quality will not be generally affected during the course of the construction of the first floor addition. Appropriate dust suppression measures to be provided. No further action is required. |
| Electrical Meter Board | Located on the external south western wall of the Lounge room. Note: to be retained in current position as part of the proposed Contract works. | No action is required. |

| Area Assessed | Description and Comment | Assessment / Action |
|--|--|---|
| Carport | Freestanding structure with brick piers supporting flat timber framed roof structure with pan profile sheet metal roofing. Possible asbestos cement [ACM] in weatherboard cladding Note: not associated with the proposed Contract works. | All necessary steps are to be taken to protect the weatherboards from damage during the course of the works. |
| Studio | Freestanding timber framed and clad structure with a pitched roof and concrete roofing tiles. Plasterboard wall and ceiling linings. Possible asbestos cement [ACM] sheet cladding and eaves lining Note: not associated with the proposed Contract works. | All necessary steps are to be taken to protect the wall cladding and eave soffits from damage during the course of the works. |
| Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works. | | 3.0m² |

4. AREAS NOT ASSESSED

All areas associated with the proposed building works were able to be assessed.

5. UNDETECTED HAZARDOUS MATERIALS

Due to the level of accessibility including the presence of obstructions the overall degree of risk of **undetected** hazardous materials is considered as far as *reasonably practicable* to be:

| | | | | | | | |
|-----|---|----------|--|------------------|--|------|--|
| Low | ✓ | Moderate | | Moderate to High | | High | |
|-----|---|----------|--|------------------|--|------|--|

CERTIFICATION

This document certifies that the existing residence layout described in this report has been assessed as far as *reasonably practicable* for the inclusion of hazardous materials i.e. materials “that may” contain asbestos [ACM] or [ACD], paints “that may” contain lead, ceiling dusts “that may” contain lead or synthetic mineral fibres [SMF] in the existing structure.

This assessment and report was carried out by: John Spindler

Builders Licence No. 84050C

Signed for and on behalf of JONSPIN Building Services Pty. Limited



John Spindler

Date of Issue: 11th November 2014