GreenPlus Property Services
82-84 Dickson Avenue
Artarmon NSW 2064

Loose-fill Asbestos Insulation Ceiling Cavity Inspection Report

26 Ivey Street Lindfield NSW 2070

Work Order Number:	43051/2016/LUM
Report number:	816043-B152-034
Issue Date:	4-Jan-17

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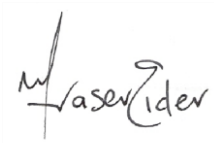
26 Ivey Street Lindfield NSW 2070

Report number:	816043-B152-034
Issue Date:	4-Jan-17
Company Name:	**GreenPlus Property Services**

Field Work by:	**Written/ Submitted by:**	**Reviewed/ Approved by:**
Name	Michael Cattlin	Fraser Elder
Signature		
Asbestos Assessor Licence No.	LAA001218	LAA000147
Date	4-Jan-17	4-Jan-17

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1. Introduction

1.1. 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).

1.2. 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, GreenPlus Property Services has been commissioned by the Taskforce to carry out an inspection of 26 Ivey Street Lindfield NSW 2070 and prepare this Loose-fill Asbestos Insulation Ceiling Cavity Inspection Report.

1.3. 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.

2. Survey Results

2.1. Building History and Construction

Table 1: Site Information			
Site:	26 Ivey Street Lindfield NSW 2070		
Age (Circa):	1959	**External walls:**	Brick
Internal walls:	Brick	**Ceilings:**	Plaster
Floor:	Floorboards	**Roof:**	Pitched - tiled
Any signs of LFAI:	No	**Access Hatch Location:**	Hallway
Any extensions:	Yes	**Details:**	1970s

2.2. Methodology

Michael Cattlin (Licensed Asbestos Assessor, license no. LAA001218) of GreenPlus Property Services carried out the inspection at 26 Ivey Street Lindfield NSW 2070 on 16/12/2016.

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' (SafeWork Australia, December 2011).

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.

2.3. Survey Results

Sampling results are summarised in Table 2. Sampling locations are shown on Figure 1. Photographs of sampling locations are included in Appendix A. Laboratory reports and chain of custody forms are included in Appendix B.

Table 2: Laboratory Results Summary

Sample Reference		Sample Description	Location	Photo No.	Results
816043-B152-034	001	Insulation	South west of hatch	1	No Asbestos Detected
816043-B152-034	002	Insulation	East of hatch	2	No Asbestos Detected
816043-B152-034	003	Insulation	North of hatch	3	No Asbestos Detected

2.3.1 Survey Results Comments

No asbestos was identified within the roof space and there were no signs of loose-fill asbestos.

3. Floor Plan

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

Appendix A

Photographs

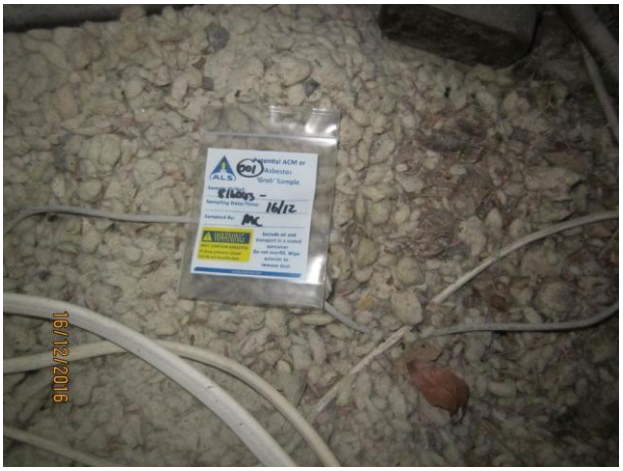

Photo 1. Roof cavity – Sample 001 location.

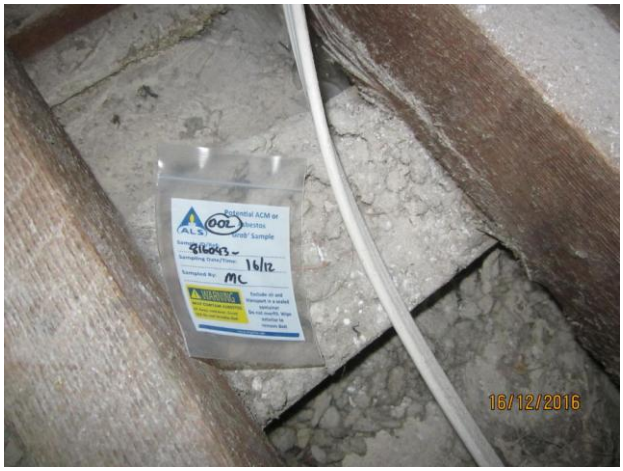

Photo 2. Roof cavity – Sample 002 location.

Photo 3. Roof cavity – Sample 003 location.

Photo 4. Roof cavity – Photo of the roof cavity showing details of the space.

Photo 5. Roof cavity – Photo of the roof cavity showing details of the space.

Photo 6. Roof cavity – Photo of the roof cavity showing details of the space.

Photo 7. Roof cavity – Photo of the roof cavity showing details of the space.

Photo 8. Roof cavity – Photo of the roof cavity showing details of the space.

Photo 9. Roof cavity – Photo of the roof cavity showing details of the space.

Photo 10. Roof cavity – Photo of the roof cavity showing details of the space.

Photo 11. Roof cavity – Photo of the roof cavity showing details of the space.

Photo 12. Roof cavity – Photo of the roof cavity showing details of the space.

Appendix B

Laboratory Reports

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **EN1604939**	Page	: 1 of 3
Client	: **ENVIRONMENTAL EARTH SCIENCES**	Laboratory	: Environmental Division Newcastle
Contact	: MR FRASER ELDER	Contact	:
Address	: GREEN PLUS PROPERTY SERVICES 82-84 DICKSON AVENUE ARTARMON NSW, AUSTRALIA 2064	Address	: 5/585 Maitland Road Mayfield West NSW Australia 2304
Telephone	: +61 02 9922 1777	Telephone	: +61 2 4014 2500
Project	: 816043-B152-034	Date Samples Received	: 22-Dec-2016 13:00
Order number	: ----	Date Analysis Commenced	: 30-Dec-2016
C-O-C number	: ----	Issue Date	: 03-Jan-2017 13:19
Sampler	: MC		
Site	: ----		
Quote number	: SY/470/16 - Green Plus Property		
No. of samples received	: 3		
No. of samples analysed	: 3		

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Nathan Webb	Asbestos Identifier	Newcastle - Asbestos, Mayfield West, NSW

General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When no sampling time is provided, the sampling time will default 00:00 on the date of sampling. If no sampling date is provided, the sampling date will be assumed by the laboratory and displayed in brackets without a time component.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200: Negative results for vinyl tiles should be confirmed by an independent analytical technique.
- EA200 Legend
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Ch' Chrysotile (white asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.

Analytical Results

Sub-Matrix: **SOLID** (Matrix: **SOLID**)			Client sample ID	**816043-B152-034 001**	**816043-B152-034 002**	**816043-B152-034 003**	**----**	**----**
			Client sampling date / time	16-Dec-2016 00:00	16-Dec-2016 00:00	16-Dec-2016 00:00	----	----
Compound	*CAS Number*	*LOR*	*Unit*	**EN1604939-001**	**EN1604939-002**	**EN1604939-003**	**--------**	**--------**
				Result	Result	Result	----	----
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples								
Asbestos Detected	1332-21-4	0.1	g/kg	**No**	**No**	**No**	**----**	**----**
Asbestos Type	1332-21-4	-	--	**-**	**-**	**-**	**----**	**----**
Sample weight (dry)	----	0.01	g	**5.95**	**4.04**	**0.86**	**----**	**----**
APPROVED IDENTIFIER:	----	-	--	**N.WEBB**	**N.WEBB**	**N.WEBB**	**----**	**----**

Analytical Results

Descriptive Results

Sub-Matrix: **SOLID**

Method: Compound	Client sample ID - Client sampling date / time	Analytical Results
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples		
EA200: Description	816043-B152-034001 - 16-Dec-2016 00:00	A collection of synthetic mineral fibre insulation
EA200: Description	816043-B152-034002 - 16-Dec-2016 00:00	A collection of synthetic mineral fibre insulation
EA200: Description	816043-B152-034003 - 16-Dec-2016 00:00	A collection of vegetation and organic fibre bundles

---------- RIP / CUT HERE ----------

Client:	GreenPlus Property	ALS Order Number:	SY/470/16	Date:	16/12/16
Office:	Sydney	Project Manager:	Fraser Elder	Email:	felder@greenplusproperty.com
Project:	816043-B152-034	Matrix:	S	Email Inv:	tsoesanto@eesigroup.com
LAB ID	Sample ID	Sampler:	MC	Mobile:	
	816043-B152-034	001			
	816043-B152-034	002			
	816043-B152-034	003			
Relinquished by:		Received by:			

SPN010

22/12/16 1pm

Environmental Division
Newcastle
Work Order Reference
EN1604939

Telephone : +61 2 4014 2500