



Asbestos Inspection and Condition Report (Sampling)

Inspection Date: Mon., 13 Feb. 2017

Property Address: 16 Kaneruka Pl, Baulkham Hills NSW 2153, Australia



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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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The Parties

Name of Client: Adam & Kylie Foley

Name of Principal (if applicable):

Job Address: 16 Kaneruka Pl, Baulkham Hills NSW 2153, Australia

Client's Email Address: adamvfoley@gmail.com

Client's Phone Number: 0439 857 700

Consultant: Bill O'Grady Ph: 0416026723
Email: rockdale@jimbuildinginspections.com.au

89481C

Company Name: Jim's Building Inspections (Rockdale)

Company Address and Postcode:

Company Email: rockdale@jimbuildinginspections.com.au

Company Contact Numbers: 0416026723

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: Not Applicable

Section A Results of inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
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 good condition with no identifiable asbestos in the ceiling insulation.



Section B General

General description of the property

Building Type:	Residential
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Number of Storeys:	Single
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Main building – floor construction:	N/A
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Main building – wall construction:	Brick Veneer (Timber Framed)
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Main building – roof construction:	Pitched, Tiles, Timber Framed
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Other timber building elements:	N/A
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Other building elements:	N/A
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Occupancy status:	Occupied
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Furnished:	Furnished
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Strata or company title properties:	No
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Orientation (to establish the way the property was viewed):	South
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Prevailing weather conditions at the time of inspection:	Fine
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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.

- Roof void

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:

- Not Applicable

Inaccessible areas were excluded from this inspection. Inaccessible areas have not been assessed for the presence of Asbestos or Asbestos Containing Materials Dust. The client is strongly advised to make these areas accessible for re-inspection.

Obstructions and Limitations

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

- Not Applicable

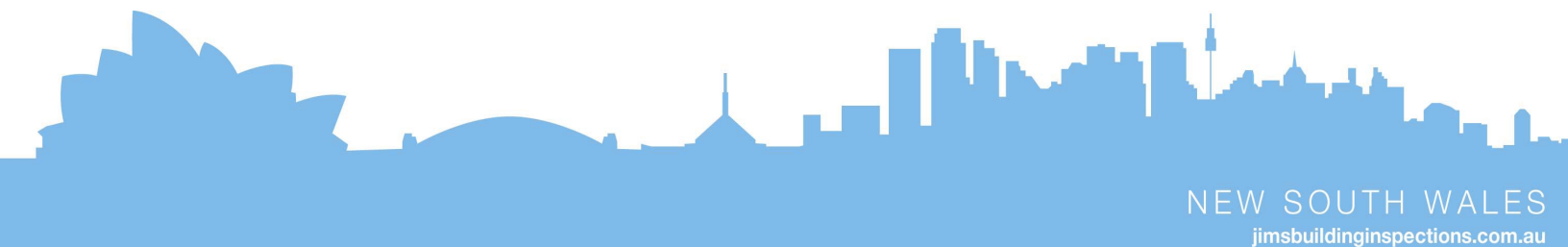
The presence of obstructions increases the risk of undetected Asbestos, Asbestos Containing Materials and Dust. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency.

Undetected defect risk

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: High

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

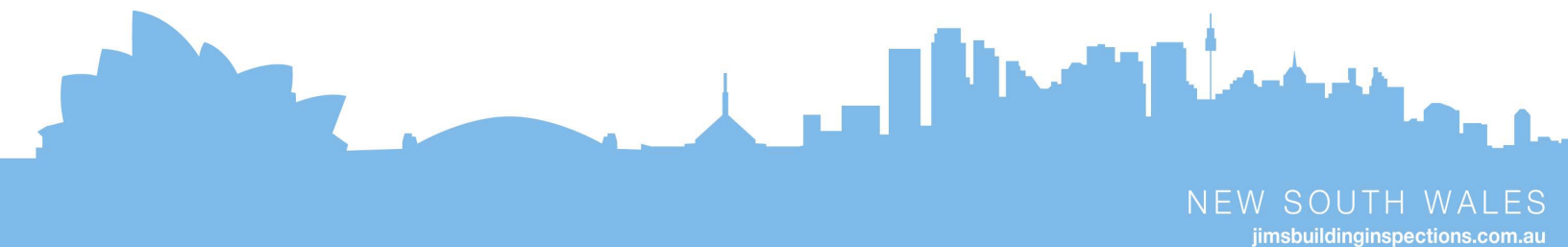
Asbestos, Asbestos

Building: Main Building
Location: Roof Void
Finding: Loose Fill Insulation - Sample 1
Information: At the time of the inspection, it was observed that the loose filled insulation in the roof space was suspected of being made up from Asbestos Containing Material.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume that 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.

Where the client elects to retain the ACM, the client should regularly monitor the condition of the loose filled insulation material to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or deterioration occur.

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



Section D Significant Items



Asbestos, Asbestos

Building:	Main Building
Location:	Roof Void
Finding:	Loose Fill Insulation - Sample 2
Information:	At the time of the inspection, it was observed that the loose filled insulation in the roof space was suspected of being made up from Asbestos Containing Material.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume that 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.

Where the client elects to retain the ACM, the client should regularly monitor the condition of the loose filled insulation material to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or deterioration occur.

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

Section D Significant Items



Asbestos, Asbestos

Building:	Main Building
Location:	Roof Void
Finding:	Loose Fill Insulation - Sample 3
Information:	At the time of the inspection, it was observed that the loose filled insulation in the roof space was suspected of being made up from Asbestos Containing Material.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume that 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.

Where the client elects to retain the ACM, the client should regularly monitor the condition of the loose filled insulation material to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or deterioration occur.

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

Section D Significant Items



ACM - Low Risk Condition

No evidence was found.

ACM Confirmed in Samples

No evidence was found.

Section D Significant Items

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. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

3 samples of suspected Asbestos Containing Material (ACM) were removed from the ceiling insulation for analysis by a NATA accredited laboratory.

The samples analysed were free of Asbestos fibres.

For further information, advice and clarification please contact Bill O'Grady on 0416026723

Section E Attachments and Further Comments

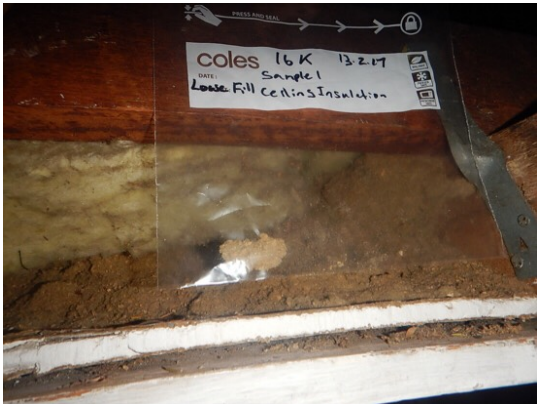


The following items were noted as - ACM Samples Negative

Noted Item

Building: Main Building
Location: Roof Void
Finding: Asbestos - Negative Lab Result. Sample 1
Information: A sample of suspected Asbestos Containing Material (ACM) was removed from the ceiling insulation for analysis by a NATA accredited laboratory.

The sample analysed was free of Asbestos fibres.




Unit 4/40 Bessmer St
Blacktown NSW 2148
Phone 02 9621 3706
info@AsbestosTesting.com.au



Test Report No: R13256
Client Ref: 16K
Sampling Procedures: Samples taken by client, analysed as received

Analytical method: Polarised light microscopy including dispersion staining to AS 4964
Sample Preparation: Safe Environments in-house SOP - Asbestos Identification
Approved Identifier: Dorothy Simmonds

Sample Description & Results:

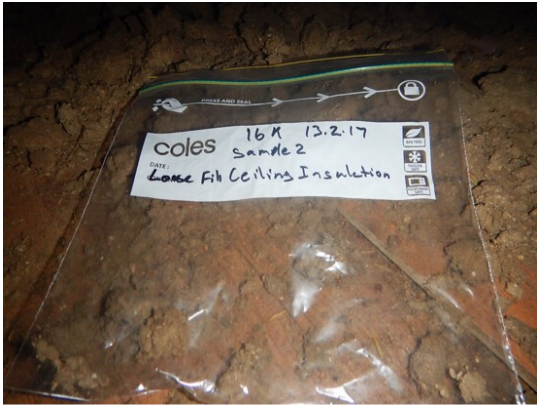
Sample Number	Sample Description	Weight ¹ (g)	Analysis Result ²
1	Loose fill ceiling insulation; sample containing insulation material (homogenous) consisting of organic fibres.	< 1	No Asbestos Detected
2	Loose fill ceiling insulation; sample containing insulation material (homogenous) consisting of organic fibres.	< 1	No Asbestos Detected
3	Loose fill ceiling insulation; sample containing insulation material (homogenous) consisting of organic fibres.	< 1	No Asbestos Detected

Noted Item

Building: Main Building
Location: Roof Void
Finding: Asbestos - Negative lab result. Sample 2
Information: A sample of suspected Asbestos Containing Material (ACM) was removed from the ceiling insulation for analysis by a NATA accredited laboratory.

The sample analysed was free of Asbestos fibres.

Section E Attachments and Further Comments





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Section E Attachments and Further Comments



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 exceptions 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) 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 advised. 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 is any 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 or 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 relates to 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: <ul style="list-style-type: none"> (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas 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 its 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 shall 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 its 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.

EXTENT OF REPORTING

Significant items to be reported are as follows:

- (a) Record the identification of suspected ACM on the site

Terms on which this report was prepared

- (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 by-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 any 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, clothes, stored 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:

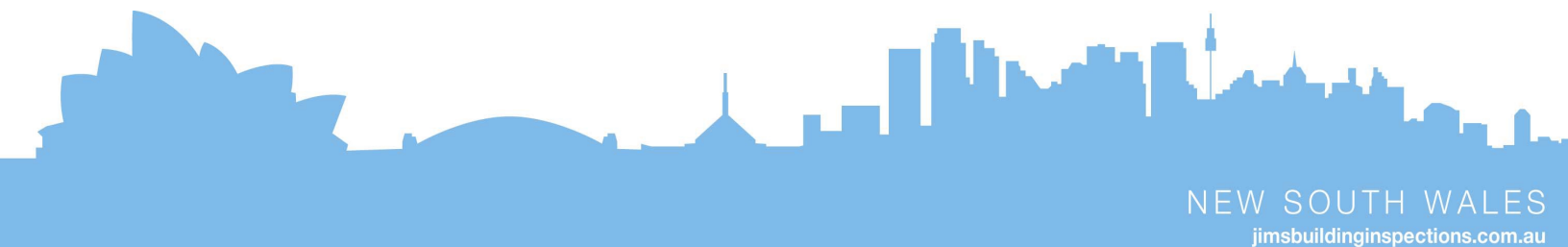
- (a) Securing permissions to take samples
- (b) Facilitating suitable access, which may include the creation of a 10 metre exclusion area at the site of each sample
- (c) Whilst all care will be taken in the removal of the smallest possible sample, any damage to the sample site or surrounding building 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.

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 required in an inspection report.



Terms on which this report was prepared

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 recommendation 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.
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.

