



Asbestos Inspections Australia Pty Ltd

ABN 13 114 929 930

www.asbestosinspections.com.au

Level 5, 203 New South Head Road, Edgecliff, NSW, 2027
Phone: 9363 1055 Fax: 9388 2423 DX 12052 Bondi Junction

Asbestos Inspection Report



Property: Property name deleted
Property address deleted

Client: Client name deleted
Client address deleted

Contact: Client contact deleted

Date of Inspection: 6 August 2008

Date of Report: 15 August 2008

EXECUTIVE SUMMARY

Property name deleted
Property address deleted

Purpose

Asbestos Inspections Australia Pty Ltd was contacted by *Client contact deleted* of *Client name deleted* with instructions to undertake an Asbestos Inspection of *Property name deleted* located at *Property address deleted* to identify any asbestos-containing materials at the property and to advise on the condition of, and control recommendations for, any asbestos-containing materials that may be present.

An inspection of the property was undertaken by David Drexler from Asbestos Inspections Australia Pty Ltd on 6 August 2008.

Scope

The survey comprised a visual inspection of accessible areas and the sampling and analysis of suspected asbestos-containing materials at the property.

Findings

The inspection identified the following types of asbestos-containing materials:

- ☐ Asbestos cement sheeting;
- ☐ Vinyl tiles.

All inaccessible areas at this property, including but not limited to wall cavities, between floors, inside skillion roofing and inside the eaves; areas behind or concealed by fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth; integral parts of boilers, pumps, machinery, plant and pipework and reheat units within air conditioning ducts; cores to fire doors; areas accessible only through manholes and trapdoors where these are locked or otherwise not readily accessible and areas located in rooms such as garages or laundries which are locked or also otherwise inaccessible at the time of our inspection, are presumed to contain asbestos-containing materials in accordance with Section 9.2 *Presuming that materials contain asbestos* of the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)] (see Appendix I: Extracts from the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces).

Recommendations

General recommended control actions for identified asbestos-containing materials include:

- ☐ Affix warning labels to the asbestos-containing material;
- ☐ Avoid mechanical damage and abrasion to the asbestos-containing material;
- ☐ Remove the asbestos-containing material;

- ☐ Confirm that the suspected asbestos-containing material contains asbestos by sampling and laboratory analysis prior to removal;
- ☐ Restrict access to the asbestos-containing material.

All works and actions recommended in the Control Recommendations in the Asbestos Register should be carried out in accordance with the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)] and the Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)].

Removal of asbestos-containing materials should be carried out in accordance with a Hazardous Materials Removal Plan prepared by a suitably qualified consultant experienced in hazardous materials. Removal of asbestos-containing materials must be carried out by appropriately licensed asbestos removal contractors in accordance with the Occupational Health and Safety Regulation 2001 and the Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)].

Asbestos-containing materials should be removed from areas in which refurbishment, structural alteration or demolition is to be carried out.

Materials that have not been sampled for laboratory analysis for asbestos identification and which are presumed to contain asbestos should be sampled prior to refurbishment, structural alteration or demolition in order to confirm the presence of asbestos.

Work should cease immediately if previously unidentified materials suspected of containing asbestos or unknown materials are encountered.

The Asbestos Inspection Report and Asbestos Register compiled for *Property name deleted* located at Property address deleted as a result of the inspection must be kept on site.

Any tradesmen working in or on the building must be provided with a copy of the Asbestos Inspection Report and Asbestos Register prior to carrying out any work on the building. Please note that only appropriately licensed and accredited tradesmen should be allowed to undertake any work on asbestos-containing materials. All work carried out to asbestos-containing materials should be carried out in accordance with the Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos 2nd edition [NOHSC:2002(2005)].

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INTRODUCTION

Asbestos Inspections Australia Pty Ltd was contacted by *Client contact deleted of Client name deleted* with instructions to undertake an Asbestos Inspection of *Property name deleted* located at *Property address deleted* to identify any asbestos-containing materials at the property and to advise on the condition of, and control recommendations for, any asbestos-containing materials that may be present.

An inspection of the property was undertaken by David Drexler from Asbestos Inspections Australia Pty Ltd on 6 August 2008.

Scope of Work

The Asbestos Survey included inspection of the following areas:

1. Exterior and roof to the building(s);
2. All interior rooms in the building(s);
3. All accessible roof and ceiling spaces in the building(s);
4. All accessible subfloor areas to the building(s);
5. All accessible electrical meter boxes and panels to the building(s);
6. All accessible hot water systems;
7. All grounds to the property.

Any normally accessible areas of the building(s) which were not accessible at the time of the inspection are noted in the Asbestos Register.

The survey comprised a visual inspection of accessible and representative construction materials and the sampling and laboratory analysis of suspected asbestos-containing materials at the property.

Site Description

Property name deleted located at *Property address deleted* comprises a single level detached brick building with a flat metal roof. The building comprises a hall, offices, a kitchen, bathrooms, club rooms, and storerooms.

Methodology

The Asbestos Survey was undertaken considering a risk management approach, in accordance with best practice, State Government Legislation and Australian Safety and Compensation Council Codes of Practice and Guidance Notes.

The site was visually inspected for asbestos in accordance with the guidelines documented in the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)]. Our professional judgement and experience was used in the identification and location of materials suspected of containing asbestos in accessible and representative areas.

Representative sampling is defined as one like sample per consistent material type, situation or item. In these instances only one test sample will be collected for analytical confirmation and the results expressed as consistent and typical of the building.

Should any persons locate or uncover any suspected asbestos-containing materials or materials unknown to them, work should cease immediately in the affected areas until further investigation is carried out by an appropriately qualified asbestos consultant.

Thirteen (13) samples of suspected asbestos-containing materials were collected during the site inspection. Small representative samples of materials were collected in plastic bags with clip-lock seals or in specimen containers. Only 'typical' suspected asbestos-containing material occurrences are inspected and sampled.

Samples collected are representative of the material sampled, individually identified, transported, analysed and reported in accordance with Australian Safety and Compensation Council Guidelines, relevant Statutory Regulations, Codes of Practice and Asbestos Inspections Australia Pty Ltd safe work practices.

The samples were analysed for asbestos using polarised light microscopy and dispersion staining techniques in the Envirolab Services Pty Ltd NATA accredited laboratory at 12 Ashley Street, Chatswood.

Asbestos Inspections Australia Pty Ltd consultants take samples of any material known, or suspected, to contain asbestos. Where the analysis determines that no asbestos is detected in a sample, the sample is listed in the Report to provide information for future inspections.

Presumptions, based on building knowledge and experience, that inaccessible areas contain asbestos-containing materials may also be made and stated within the Asbestos Register.

Areas Not Accessible / Not Inspected

Practicable access to and inspection of the following areas is not typically available at the time of the site inspection:

- ☐ Inaccessible roof and ceiling spaces;
 - ☐ Inside skillion roofs and inside the eaves;
 - ☐ Inaccessible subfloor areas and between floors;
 - ☐ Wall cavities, within internal wall partitioning and in areas behind or concealed by fixed wall linings;
 - ☐ Areas behind or concealed by floor coverings;
 - ☐ Areas behind or concealed by fixtures, fittings, furniture and stored articles/materials;
 - ☐ Areas behind or concealed by insulation;
 - ☐ Areas behind or concealed by sarking;
 - ☐ Areas behind or concealed by pipework and ductwork;
 - ☐ Areas behind or concealed by builder's debris;
 - ☐ Areas behind or concealed by vegetation or earth;
-

- ☐ Areas behind or concealed by pavements;
- ☐ Voids;
- ☐ Gaskets, mastics, sealants and integral parts to pipework, ductwork, pumps, boilers, air conditioning equipment, reheat units within air conditioning ducts, plant equipment and mechanical equipment;
- ☐ Cores to fire doors;
- ☐ Construction and expansion joints.

Should refurbishment, structural alteration, demolition or maintenance operations involve possible disturbance of materials in the above locations, further investigation and sampling should be carried out as part of an asbestos management and abatement plan prior to any works proceeding.

Requirements and Recommendations

All works and actions recommended in the Control Recommendations in the Asbestos Register should be carried out in accordance with the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)] and the Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)].

Asbestos-containing materials should be removed from areas in which refurbishment, structural alteration or demolition is to be carried out.

Removal of asbestos-containing materials should be carried out in accordance with a Hazardous Materials Removal Plan prepared by a suitably qualified consultant experienced in hazardous materials. Removal of asbestos-containing materials must be carried out by appropriately licensed asbestos removal contractors in accordance with the Occupational Health and Safety Regulation 2001 and the Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)].

Materials that have not been sampled for laboratory analysis for asbestos identification and which are presumed to contain asbestos should be sampled prior to refurbishment, structural alteration or demolition in order to confirm the presence of asbestos.

Work should cease immediately if previously unidentified materials suspected of containing asbestos or unknown materials are encountered.

The Asbestos Inspection Report and Asbestos Register compiled for *Property name deleted* located at Property address deleted as a result of the inspection must be kept on site.

Any tradesmen working in or on the building must be provided with a copy of the Asbestos Inspection Report and Asbestos Register prior to carrying out any work on the building. Please note that only appropriately licensed and accredited tradesmen should be allowed to undertake any work on asbestos-containing materials. All work carried out to asbestos-containing materials should be carried out in accordance with the Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos 2nd edition [NOHSC:2002(2005)].

Asbestos Inspection Report

Property name deleted
Property address deleted

APPENDIX A: ASBESTOS REGISTER

HOW TO READ THE ASBESTOS REGISTER

- ❑ The findings of the Report are contained in this appendix: Asbestos Register.
- ❑ The table below provides information on the layout and the information contained in the Asbestos Register.
- ❑ Further information is contained in Appendix B: Definition of Terms.

Location Item or Material Description Comments	Sample ID	Asbestos Type	Condition	Friability	Disturbance Potential / Accessibility	Risk Assessment Risk Rating	Quantity	Photo No.
Control Recommendation								
Control Recommendation								
Control Recommendation								
Control Recommendation								

Details of the location and descriptive information for each asbestos-containing material.

The sample ID refers to the Request for Analysis and Chain of Custody in Appendix C and the Certificate of Analysis from Envirolab Services Pty Ltd in Appendix D.

This column identifies if the material contains asbestos.

Further information regarding Asbestos Type is contained in the Definition of Terms in Appendix B.

These four columns identify the risk assessment factors and risk rating associated with the asbestos-containing material.

Further information regarding the risk assessment factors and risk rating is contained in the Definition of Terms in Appendix B and in Appendix E.

Refers to the photograph of the asbestos-containing material included in Appendix L.

Identifies the control recommendation for each asbestos-containing material.

Provides an estimate of the quantity of asbestos-containing material. Further information regarding Quantity is contained in the Definition of Terms in Appendix B.

ASBESTOS REGISTER

☐ Asbestos-containing materials are present on the property at the following locations.

Location Item or Material Description Comments		Sample ID	Asbestos Type	Condition	Friability	Disturbance Potential / Accessibility	Risk Assessment Risk Rating	Quantity	Photo No.
Exterior									
Fibre cement ceiling to the front external entryway to the hall.		Similar to Reference-2	Similar positive	Good	Non friable	Low	Low	15m ²	1
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								
Exterior									
Fibre cement ceiling to the rear external entryway to the hall.		Similar to Reference-2	Similar positive	Good	Non friable	Low	Low	10m ²	2
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								
Exterior									
Fibre cement sheeting to the rear wall to the building above the door adjacent to the electrical meter box.		Similar to Reference-2	Similar positive	Good	Non friable	Low	Low	1m ²	3
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								
Exterior									
Brown vinyl tiles to the window sill to the kitchen.		Reference-1	No asbestos detected	-	-	-	-	-	-
Roof									
Fibre cement eaves around the roof.		Reference-2	Chrysotile, amosite and crocidolite.	Poor	Non friable	Low	Medium	100m ²	4, 5
Cracked and damaged around pipe penetrations.									
Control Recommendation	Remove or seal damaged sections as soon as practicable. Avoid further mechanical damage and abrasion. Affix warning labels until asbestos-containing material is removed. Remove remaining asbestos-containing materials if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								

Location Item or Material Description Comments		Sample ID	Asbestos Type	Condition	Friability	Disturbance Potential / Accessibility	Risk Assessment Risk Rating	Quantity	Photo No.
Hall									
Fibre cement sheeting to the walls below the windows in the hall.		Reference-3	Chrysotile and amosite	Good	Non friable	Medium	Low	4m²	6
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								
Hallway to Kitchen									
No asbestos-containing materials were evident in the hallway to the kitchen.									
Book Room									
Fibre cement sheeting to the walls below the windows in the book room.		Similar to Reference-3	Similar positive	Good	Non friable	Medium	Low	2m²	7
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								
Book Room									
Perforated fibrous plaster ceiling lining in the book room.		Reference-4	No asbestos detected	-	-	-	-	-	-
Storeroom 1									
Beige vinyl floor tiles in storeroom 1.		Reference-5	No asbestos detected	-	-	-	-	-	-
No asbestos-containing materials were evident in the storeroom 1.									
Kitchen									
Fibre cement sheeting covering the old doorway to the book room in the kitchen.		Reference-6	No asbestos detected	-	-	-	-	-	-
Kitchen									
Blue pattern vinyl floor tiles in the kitchen.		Reference-7	No asbestos detected	-	-	-	-	-	-
Kitchen									
Square pattern vinyl sheeting to the shelves in the cupboards under the sink in the kitchen.		Reference-8	No asbestos detected	-	-	-	-	-	-

Location Item or Material Description Comments		Sample ID	Asbestos Type	Condition	Friability	Disturbance Potential / Accessibility	Risk Assessment Risk Rating	Quantity	Photo No.
Kitchen									
Cream pattern vinyl sheeting to the shelf in the cupboard under the hot water boiler in the kitchen.		Reference-9	No asbestos detected	-	-	-	-	-	-
No asbestos-containing materials were evident in the kitchen.									
Cleaner's Storeroom									
No asbestos-containing materials were evident in the cleaner's storeroom.									
Vestibule to Women's and Disabled Bathrooms									
Fibre cement sheeting to the walls adjoining the women's and disabled bathrooms in the vestibule.		Reference-10	No asbestos detected	-	-	-	-	-	-
No asbestos-containing materials were evident in the vestibule to the women's and disabled bathrooms.									
Women's Bathroom									
No asbestos-containing materials were evident in the women's bathroom.									
Disabled Bathroom									
No asbestos-containing materials were evident in the disabled bathroom.									
Men's Bathroom									
No asbestos-containing materials were evident in the men's bathroom.									
Storeroom adjoining Hall									
Fibre cement ceiling in the storeroom adjoining the hall.		Reference-11	Chrysotile, amosite and crocidolite.	Good	Non friable	Medium	Low	2m²	8
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								
Storeroom adjoining Hall									
Red vinyl floor tiles in the storeroom adjoining the hall.		Reference-12	Chrysotile	Good	Non friable	High	Medium	2m²	9
Control Recommendation	Remove as soon as practicable. Avoid further mechanical damage and abrasion. Affix warning labels until asbestos-containing material is removed. Implement regular inspections, at least annually, or earlier if disturbed or removed.								

Location Item or Material Description Comments		Sample ID	Asbestos Type	Condition	Friability	Disturbance Potential / Accessibility	Risk Assessment Risk Rating	Quantity	Photo No.
Computer Room									
No asbestos-containing materials were evident in the computer room.									
Training Room									
No asbestos-containing materials were evident in the raining room.									
Workshop									
Fibre cement ceiling in the workshop.		Similar to Reference-3	Similar positive	Good	Non friable	Low	Low	10m ²	10
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								
External Bathroom									
Fibre cement ceiling in the external bathroom.		Similar to Reference-3	Similar positive	Good	Non friable	Low	Low	2m ²	11
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed.								
Ceiling Cavity above Computer Room									
No asbestos-containing materials were evident in the ceiling cavity above the computer room.									
Access was gained through the manhole to the ceiling in the computer room.									
Subfloor									
Fibre cement packing (spacers) between the piers and bearers in the subfloor.		Similar to Reference-2	Similar positive	Poor	Non friable	Medium	Medium	3m ²	12
Cracked and damaged.									
Control Recommendation	Restrict access. Remove as soon as practicable. Avoid further mechanical damage and abrasion. Affix warning labels until asbestos-containing material is removed. Implement regular inspections, at least annually, or earlier if disturbed or removed.								

Location Item or Material Description Comments		Sample ID	Asbestos Type	Condition	Friability	Disturbance Potential / Accessibility	Risk Assessment Risk Rating	Quantity	Photo No.
Subfloor									
Fibre cement sheeting and fragments on the ground in various location in the subfloor.		Similar to Reference-2	Similar positive	Moderate	Non friable	Medium	Low	2m²	13
Control Recommendation	Choose a building block.								
Electrical Meter Box									
Black 'Zelemite' pitch-based electrical backing board in the electrical meter box.		-	Presumed	Moderate	Non friable	Low	Low	1m²	14
Control Recommendation	Affix warning labels. Avoid mechanical damage and abrasion. Remove if refurbishment, structural alteration or demolition is to be carried out in this area. Implement regular inspections, at least annually, or earlier if disturbed or removed. It is likely that the dust and debris in the electrical meter box are contaminated with asbestos. This presents a significant risk of inhalation of airborne asbestos fibres to persons utilising the electrical meter box. The dust and debris in the electrical meter box should be presumed to contain asbestos and should be removed as soon as practicable. Restrict access to the electrical meter box.								
Hot Water System									
No asbestos-containing materials were evident to the hot water system.									
Electrical Meter Box									
Fibre cement weatherboards cladding to the shed.		Reference-13	No asbestos detected	-	-	-	-	-	-
No asbestos-containing materials were evident to the shed.									
Grounds									
No asbestos-containing materials were evident to the grounds.									

Fieldwork by:



David Drexler

Occupational Hygienist and Hazardous Materials Consultant
Graduate Certificate of Occupational Hygiene (Deakin Uni)
Bachelor of Arts (University of Sydney)
Certified Asbestos Removalist (TAFE NSW)

Written/Submitted by:



David Drexler

Occupational Hygienist and Hazardous Materials Consultant
Graduate Certificate of Occupational Hygiene (Deakin Uni)
Bachelor of Arts (University of Sydney)
Certified Asbestos Removalist (TAFE NSW)

Reviewed/Approved by:



Dr. Brian Crawford

Occupational Hygienist
Doctor of Philosophy (UNSW)
Master of Science (UNSW)
Bachelor of Science (Hons.) (UNSW)
A.S.T.C. (Sydney Technical College)

Asbestos Inspection Report

Property name deleted
Property address deleted

APPENDIX B: DEFINITION OF TERMS

DEFINITION OF TERMS

□ This section contains information required to interpret the Asbestos Register.

Location:	Details of the location of the asbestos-containing material.
Item or Material Description:	Description of the asbestos-containing material.
Comments:	Other information regarding the asbestos-containing material.
Sample ID:	<p>The sample number refers to the Request for Analysis and Chain of Custody (Appendix C) and the Certificate of Analysis from Envirolab Services Pty Ltd (Appendix D).</p> <p>Materials reported as "Similar to" are based on a visual inspection and comparison to a sample taken for laboratory analysis.</p>
Asbestos Type:	<p>Chrysotile: Chrysotile (white) asbestos is present in the material.</p> <p>Amosite: Amosite (brown) asbestos is present in the material.</p> <p>Crocidolite: Crocidolite (blue) asbestos is present in the material.</p> <p>Similar Positive: The material was not sampled, however it is similar to another material at the property that was sampled and which contains asbestos.</p> <p>Similar Negative: The material was not sampled, however it is similar to another material at the property that was sampled and which does not contain asbestos.</p> <p>Presumed: Presumed to contain asbestos – The material was not sampled and is presumed to contain asbestos in accordance with Section 9.2 <i>Presuming that materials contain asbestos</i> of the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].</p>
Condition:	<p>Good: Good condition – Asbestos-containing materials with no signs of damage and/or deterioration of material.</p> <p>Moderate: Moderate condition – Asbestos-containing materials with minor signs of damage and/or deterioration, including but not limited to minor cracking, minor damage, minor wear and tear and holes.</p> <p>Poor: Poor condition – Asbestos-containing materials with a significant amount of damage and/or deterioration of material, or that the material is unserviceable for its intended use. This includes but is not limited to significant cracking and other mechanical and physical damage, weathering and water damage.</p>
Friability:	<p>Friable: Friable asbestos-containing material – An asbestos-containing material which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure. Note: This may include asbestos-containing materials that have been subjected to conditions that leave them in a state where they meet the above definition, such as weathering, physical damage, water damage, etc.</p> <p>Non friable: Non friable asbestos-containing material – An asbestos-containing material typically comprised of asbestos fibres bound in a stable non-asbestos matrix, including but not limited to cement, vinyl and resin. Also commonly known as bonded asbestos-containing materials and include asbestos cement products, vinyl tiles and pitch-based electrical backing boards.</p>

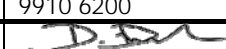
Disturbance Potential / Accessibility:	<p>Low: Low disturbance potential/accessibility – Asbestos-containing materials that are not easily accessible and/or are not in locations in which they are likely to sustain damage and/or are exposed to natural ventilation only.</p> <p>Medium: Medium disturbance potential/accessibility – Asbestos-containing materials that are visible but where physical access is impeded and/or are in locations in which they may sustain impact and may result in damage or deterioration of the material and/or are exposed to forced ventilation but not within a return air plenum.</p> <p>High: High disturbance potential/accessibility – Asbestos-containing materials that are in a physical location where building occupants might readily access them without use of assistance and/or in locations in which they are likely to sustain damage or deterioration of the material and/or are located within a return air plenum.</p>
Risk Assessment Risk Rating:	<p>Low: Low risk rating.</p> <p>Medium: Medium risk rating.</p> <p>High: High risk rating.</p> <p>Further information regarding the Risk Assessment Factors and Risk Ratings is contained in Appendix E.</p>
Quantity:	<p>Provides an estimate of the quantity of asbestos-containing material.</p> <p>For asbestos cement sheets the quantity is given in square metres (m²).</p> <p>For pipe insulation the quantity is given in linear metres (lin. m)</p> <p>For loose materials such as contaminated debris the quantity is given in cubic metres (m³) or the quantity indicates the approximate size of the area containing asbestos-containing materials in square metres (m²).</p> <p>Other units are used as required.</p>

Asbestos Inspection Report

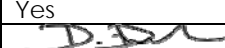
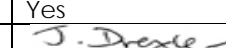
Property name deleted
Property address deleted

APPENDIX C: REQUEST FOR ANALYSIS AND CHAIN OF CUSTODY

REQUEST FOR ANALYSIS AND CHAIN OF CUSTODY


Company:	Asbestos Inspections Australia	Investigation No.:	Investigation No. deleted
Requesting Officer:	David Drexler	Job Address:	Address deleted
Address:	Level 5 203 New South Head Road Edgecliff NSW 2027	Laboratory:	EnviroLab Services
Phone:	9363 1055	Address:	12 Ashley Street Chatswood NSW 2067
Email:	advice@asbestosinspections.com.au	Phone:	9910 6200
Samples Taken By:	David Drexler	Signature:	

Sample ID	Date Sampled	Sample Type	Analysis Required
Reference -1	06/08/2008	Brown vinyl tiles to the window sill to the windows to the kitchen.	Asbestos Identification (PLM/DS)
Reference -2	06/08/2008	Fibre cement eaves around the roof to the building.	Asbestos Identification (PLM/DS)
Reference -3	06/08/2008	Fibre cement panels to the walls below the windows in the hall.	Asbestos Identification (PLM/DS)
Reference -4	06/08/2008	Perforated fibrous plaster ceiling lining in the book room.	Asbestos Identification (PLM/DS)
Reference -5	06/08/2008	Beige vinyl floor tiles in storeroom 1.	Asbestos Identification (PLM/DS)
Reference -6	06/08/2008	Fibre cement sheeting in the kitchen covering the old doorway to the book room.	Asbestos Identification (PLM/DS)
Reference -7	06/08/2008	Blue pattern vinyl floor tiles in the kitchen.	Asbestos Identification (PLM/DS)
Reference -8	06/08/2008	Square pattern vinyl sheeting to the shelves in the cupboards under the sink in the kitchen.	Asbestos Identification (PLM/DS)
Reference -9	06/08/2008	Cream pattern vinyl sheeting to the shelf in the cupboard under the hot water boiler in the kitchen.	Asbestos Identification (PLM/DS)
Reference -10	06/08/2008	Fibre cement wall adjoining the disabled bathroom in the vestibule to the disabled and women's bathrooms.	Asbestos Identification (PLM/DS)
Reference -11	06/08/2008	Fibre cement ceiling in the storeroom adjoining the hall.	Asbestos Identification (PLM/DS)
Reference -12	06/08/2008	Red vinyl floor tiles in the storeroom adjoining the hall.	Asbestos Identification (PLM/DS)
Reference -13	06/08/2008	Fibre cement weatherboard cladding to the shed.	Asbestos Identification (PLM/DS)

Sample(s) Relinquished By:	David Drexler	Sample(s) Received By:	Jacob Drexler
Organisation:	Asbestos Inspections Australia	Organisation:	Asbestos Inspections Australia
Date:	07/08/2008	Date:	07/08/2008
	Time: 11.00 am		Time: 11.00 am
Sample(s) Sealed:	Yes	Sample(s) Sealed:	Yes
Signature:		Signature:	

25 August 2008



Sample(s) Relinquished By:	Jacob Drexler			Sample(s) Received By:	Jessica Hie		
Organisation:	Asbestos Inspections Australia			Organisation:	Envirolab Services		
Date:	07/08/2008	Time:	3.00 pm	Date:	07/08/2008	Time:	3.00 pm
Sample(s) Sealed:	Yes			Sample(s) Sealed:	Yes		
Signature:				Signature:	On original.		

Asbestos Inspection Report

Property name deleted

Property address deleted

APPENDIX D: CERTIFICATE OF ANALYSIS



Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
enquiries@envirolabservices.com.au
www.envirolabservices.com.au

CERTIFICATE OF ANALYSIS 21016

Client:

Asbestos Inspections Australia
Level 5, 203 New South Head Rd
Edgecliff
NSW 2027

Attention: David Drexler

Sample log in details:

Your Reference:

No. of samples:

Date samples received:

Date completed instructions received:

Reference deleted

13 Materials

06/08/08

06/08/08

Analysis Details:

Please refer to the following pages for results and methodology summary.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Note, even after disintegration it can be difficult to detect the presence of asbestos in some asbestos -containing bulk materials using PLM and dispersion staining. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

Report Details:

Date results requested by:

08/08/08

Date of Preliminary Report:

Not issued

Issue Date:

08/08/08

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Accredited for compliance with ISO/IEC 17025.

Tests not covered by NATA are denoted with *.

Results Approved By:

Asbestos was analysed by Approved Identifier:

Tania Notaras

Tania Notaras
Manager



Envirolab Ref:	Sample ID:	Date analysed	Sample Description	Asbestos ID in materials
--	--	-	-	-
21016-1	Reference-1	17/07/2008	120x100x2mm vinly floor tile	No asbestos detected
21016-2	Reference-2	17/07/2008	20x10x2mm fibre cement sheet	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected
21016-3	Reference-3	17/07/2008	1g fibre cement fragments & dust	Chrysotile asbestos detected Amosite asbestos detected
21016-4	Reference-4	17/07/2008	1g Ffibrous Dust and fragments	No asbestos detected
21016-5	Reference-5	17/07/2008	130x60x2mm vinyl floor tile	No asbestos detected
21016-6	Reference-6	17/07/2008	2g fibre cement sheeting	No asbestos detected
21016-7	Reference-7	17/07/2008	50x30x2mm vinyl floor tile	No asbestos detected
21016-8	Reference-8	17/07/2008	80x80x2mm vinly covering	No asbestos detected
21016-9	Reference-9	17/07/2008	70x70x1mm vinly tile	No asbestos detected
21016-10	Reference-10	17/07/2008	1g fibre cement sheeting	No asbestos detected
21016-11	Reference-11	17/07/2008	0.5g fibre cement sheet	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected
21016-12	Reference-12	17/07/2008	20g vinly tile fragments	Chrysotile asbestos detected
21016-13	Reference-13	17/07/2008	30x15x6mm fibre cement sheet	No asbestos detected

Method ID	Methodology Summary
AS4964-2004	Qualitative identification of asbestos type fibres in bulk using Polarised Light Microscopy and Dispersion Staining Techniques.

Asbestos Inspection Report

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APPENDIX E: RISK ASSESSMENT FACTORS AND RISK RATINGS

RISK ASSESSMENT FACTORS AND RISK RATINGS

Risk Assessment Factors

It is necessary to differentiate between 'asbestos hazard' and 'asbestos risk'. 'Hazard' indicates the potential for harm, while 'risk' refers to the probability of that harm occurring. For example, the presence of asbestos in a building is a hazard, but while that asbestos remains in sound condition and does not release fibres into the air, the risk is negligible.

To assess the health risk posed by the presence of asbestos-containing materials all relevant risk assessment factors must be considered. The risk assessment factors that have been taken into account in assessing the risk of exposure to airborne asbestos fibres and dust include:

☐ Condition of the asbestos-containing material

- Evidence of physical damage to the asbestos-containing material including but not limited to cracking, damage, wear and tear and holes;
- Evidence of weathering to the asbestos-containing material;
- Evidence of water damage to the asbestos-containing material;

☐ Friability of the asbestos-containing material

- A friable asbestos-containing material, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure. This may include asbestos-containing materials that have been subjected to conditions that leave them in a state where they meet the above definition, such as weathering, physical damage and water damage. Friable asbestos-containing materials include limpet structural beam insulation and pipe lagging;
- A non friable asbestos-containing material is typically comprised of asbestos fibres bound in a stable non-asbestos matrix, including but not limited to cement, vinyl and resin. Non friable asbestos-containing materials are commonly known as bonded asbestos-containing materials and include asbestos cement products, vinyl tiles and pitch-based electrical backing boards.

☐ Accessibility and likelihood of disturbance to the asbestos-containing material

- Requirement for access for maintenance operations, building operations, work and/or other activities that may disturb the asbestos-containing material;
- Proximity of the asbestos-containing material to activities which may cause damage to the material;
- Exposed surface area of the asbestos-containing material;
- Proximity of air plenums and direct air streams to the asbestos-containing material;
- Environmental conditions.

Risk Ratings

The risk assessment factors are used to rank, or rate, the risk posed by the presence of the asbestos-containing material. The risk assessment factors are assigned risk values which are used to determine the risk rating.

The risk ratings are defined as follows:

☐ Low risk rating

- Attributed to asbestos-containing materials that pose a low risk to occupants, employees and/or the general public, providing the materials remains in their current state;
- The materials do not present a health risk unless disturbed by intrusive work such as drilling, cutting, breaking or sanding;
- Recommendations for ongoing management of these materials should occur within six months;

☐ Medium risk rating

- Attributed to asbestos-containing materials that pose a moderate risk to occupants, employees and/or the general public in their current state;
- Removal, or encapsulation where applicable, should occur within three months. If the material is repaired (encapsulated) it should be accompanied by regular inspections and assessments;

☐ High risk rating

- Attributed to asbestos-containing materials that pose an immediate or elevated risk to occupants, employees and/or the general public in their current state;
- Actions should be taken as soon as practicable to remove asbestos-containing materials with a high risk rating. Access to asbestos-containing materials with a high risk rating may be restricted until removal is completed and clearance to reoccupy has been granted, where required;

☐ Extreme risk rating

- Attributed to asbestos-containing materials that pose an immediate risk to occupants, employees and/or the general public in their current state;
- Immediate action should be taken to restrict access to asbestos-containing materials with an extreme risk rating. Access to asbestos-containing materials with an extreme risk rating should be restricted to prevent exposure and the spread of asbestos fibres until removal and/or decontamination is completed and access to reoccupy has been granted;
- Extreme risk ratings attributed to asbestos-containing materials are uncommon and would not normally be reported within the Asbestos Register because the Client would be advised of the urgency of the recommended control action at the time of the Asbestos Inspection and control measures would usually have been carried out prior to development of the Asbestos Register.

In accordance with Section 10.1 *Reviewing risk assessments* of the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)], risk assessments must be reviewed regularly. More specifically, the person with control of the premises, in consultation with workers and/or their representatives, should review the risk assessment and any measures adopted to control the risks whenever:

- (i) there is evidence that the risk assessment is no longer valid;
- (ii) there is evidence that any control measures are not effective;
- (iii) a significant change is proposed for the workplace or for work practices or procedures relevant to the risk assessment;
- (iv) there is a change in the condition of the asbestos-containing materials; or
- (v) the asbestos-containing materials have been removed, enclosed or sealed.

Where the risk assessment indicates a possibility of exposure to airborne asbestos fibres due to the presence of an asbestos-containing material, appropriate control recommendations are specified to control and manage the risk in accordance with the hierarchy of controls in Section 5.2 *A hierarchy of controls* of the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)] as follows:

- 1) Elimination/removal (most preferred);
- 2) Isolation/enclosure/sealing;
- 3) Engineering controls;
- 4) Safe Work Practices (administrative controls); and
- 5) Personal Protective Equipment (PPE) (least preferred).

Section 11.1 *Implementing the asbestos management plan* of the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)] states that notwithstanding the ultimate goal of a workplace free of asbestos-containing materials, priorities should be set for effective control of the risks in the short term.

Control measures should be implemented in accordance with the hierarchy of controls shown in Part 5 [Section 5.2 *A hierarchy of controls*] of the code of practice, with elimination of the asbestos-containing material being the first choice and personal protective equipment the least preferred approach.

The Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)] should be referred to whenever removal is identified as the best control measure.

The control measures required for identified and presumed asbestos-containing materials should be determined from the risk assessment and should follow the following principles:

- ❑ If the asbestos-containing materials are friable and not in a stable condition, and there is a risk to health from exposure, they should be removed by an asbestos removalist as soon as practicable;

- ❑ If the asbestos-containing materials are friable but are in a stable condition and are accessible, serious consideration should be given to their removal. If removal is not immediately practicable, short-term control measures, such as sealing and enclosure, may be able to be used until removal is possible;
- ❑ If the asbestos-containing materials are not friable and are in a good, stable condition, minimising disturbance and encapsulation may be appropriate controls;
- ❑ Any remaining asbestos-containing materials should be clearly labelled, where possible, and regularly inspected to ensure they are not deteriorating or otherwise contributing to an unacceptable health risk;
- ❑ Asbestos-containing materials need to be removed before demolition, partial demolition, renovation or refurbishment if they are likely to be disturbed by those works, in accordance with the Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (2005)].

It should be noted that the Control Recommendations stated in the Asbestos Register are recommended only and that implementation of the Control Recommendations is the responsibility of the controller of the premises. The Control Recommendations must be carried out in order to ensure statutory compliance.

In accordance with the Section 9.5 *Warning signs and labels* of the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)], warning signs should be placed in any areas of a workplace which contain asbestos-containing materials, including plant, equipment and components, to ensure that the asbestos-containing materials are not unknowingly disturbed without the correct precautions being taken.

Warning signs should also be placed at all of the main entrances to the work areas where asbestos-containing materials are present.

All identified or presumed asbestos-containing materials, or their enclosures if the asbestos-containing materials are inaccessible, should be clearly labelled.

In conjunction with warning signs and the Asbestos Register, these labels should warn people of the presence of asbestos-containing materials.

A competent person should determine the number and positions of the labels required. The location of labels should be consistent with the location of the asbestos-containing materials as noted in the Asbestos Register.

If a risk assessment suggests that an asbestos-containing material might be disturbed or persons might be exposed and it is not practical to label the asbestos-containing material (e.g. floor tiles or a friable asbestos-containing material such as pipe lagging), a prominent warning sign, specifying the asbestos-containing material, should be posted in its immediate vicinity.

The warning signs and labels should comply with AS1319-1994, Safety Signs for the Occupational Environment.

Asbestos Inspection Report

Property name deleted
Property address deleted

APPENDIX F: STATEMENT OF LIMITATIONS

STATEMENT OF LIMITATIONS

This Asbestos Inspection Report has been prepared in accordance with the scope of work set out in the contract, or as otherwise agreed, between the Client and Asbestos Inspections Australia Pty Ltd. In some circumstances the scope of work may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

The Asbestos Inspection has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using the degree of skill, care and diligence normally exercised by consultants providing the same services. However, there is no guarantee, express or implied, that all asbestos has been identified in this property.

This Asbestos Inspection Report is made solely for the use and benefit of Client name deleted and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report wholly or in part. Any third party is not permitted access to this Report without the written consent of this Company. The Report has been prepared for the benefit of the Client and no other party. Asbestos Inspections Australia Pty Ltd assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the Report.

In preparing the Report, Asbestos Inspections Australia Pty Ltd may have relied upon data, surveys, analyses, designs, plans and other information provided by government authorities, the Client and other individuals and organisations whose documents are referred to in this Report if they are deemed to be relevant. Except as otherwise stated in the Report, Asbestos Inspections Australia Pty Ltd has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the Report are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Asbestos Inspections Australia Pty Ltd will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Asbestos Inspections Australia Pty Ltd.

While the Asbestos Inspection has attempted to locate all the asbestos-containing materials, and as the site inspection was a visual inspection and sampling process, only those asbestos-containing materials that were physically accessible could be located and identified. Therefore, it is possible that materials, which may be concealed within inaccessible areas, may not have been located during the site inspection.

All inaccessible areas at this property, including but not limited to wall cavities, between floors, inside skillion roofing and inside the eaves; areas behind or concealed by fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth; integral parts of boilers, pumps, machinery, plant and pipework and reheat units within air conditioning ducts; cores to fire doors; areas accessible only through manholes and trapdoors where these are locked or otherwise not readily accessible and areas located in rooms such as garages or laundries which are locked or also otherwise inaccessible at the time of our inspection, are presumed to contain asbestos-containing materials in accordance with Section 9.2 *Presuming that materials contain asbestos* of the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].

Destructive inspection and sampling techniques were not employed to gain access to inaccessible areas. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of asbestos has been detected.

During the course of normal site works, refurbishment or demolition works care should be exercised when entering any previously inaccessible areas and it is imperative that work cease pending further investigation and sampling if materials suspected of containing asbestos or unknown materials are encountered.

Limitations (or parameters) apply to analytical methods used in the identification of substances. These limitations may be due to non-homogenous material being sampled (i.e. the sample to be analysed may not be representative), low concentrations, the presence of 'masking' agents and the restrictions of the approved analytical technique. As such, non-statistically significant sampling results can only be interpreted as 'indicative' and not used for quantitative assessments.

It is very difficult and sometimes impossible to determine the presence of asbestos in vinyl floor and wall tiles, vinyl sheeting and other vinyl products, and therefore the laboratory cannot guarantee the accuracy of analysis. Due to the very low concentration of asbestos fibres and the non-homogenous matrix of vinyl floor tiles, false negative results may be obtained. Therefore the accuracy of all results cannot be guaranteed.

On-site investigations cannot guarantee to locate the presence of inline heaters in air conditioning systems. Whilst every effort will be made by the asbestos consultant to locate and sample inline heaters, further access and detailed investigation may be required with the assistance of air conditioning contractors and/or electricians.

The data, findings, observations, conclusions and recommendations in the Report are based solely upon the state of the site at the time of the inspection. The passage of time, manifestation of latent conditions or impacts of future events (e.g. changes in legislation, scientific knowledge, land uses, etc.) may render the Report inaccurate. In those circumstances, Asbestos Inspections Australia Pty Ltd shall not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on, the contents of the Report.

The presence of any residual asbestos insulation and applications on steel members, concrete surfaces, pipework, equipment and adjacent and/or other areas from prior abatement or refurbishment works cannot be ascertained without extensive removal and damage to existing insulation, fittings and finishes. Intrusive investigation has not been undertaken in order to determine the presence of any residual asbestos insulation and applications on steel members, concrete surfaces, pipework, equipment and adjacent and/or other areas from prior abatement or refurbishment works.

Asbestos Inspection Report

Property name deleted
Property address deleted

APPENDIX G: IMPORTANT NOTES THAT FORM PART OF THIS REPORT

IMPORTANT NOTES THAT FORM PART OF THIS REPORT

1. This Asbestos Inspection Report is a visual Report confined to reporting, as the date of the inspection, on the possible existence or absence of asbestos and its level of safety and danger based solely upon visual inspection of those areas of the property readily visible and fully accessible to the asbestos consultant on the date of the inspection, and upon the taking of samples of materials for laboratory analysis for asbestos identification when the taking of samples is practicable.
2. Because we only report on the existence or absence of asbestos and its level of safety and danger in the visually observable and readily accessible parts of the property at the time of the inspection this Company will not accept any responsibility and cannot be held liable for any asbestos and for its condition that may be present in any concealed or non-readily accessible sections of the property, including areas where asbestos has become discoverable only because alterations or other works to the property have resulted in new areas becoming accessible or visible. The asbestos consultant CANNOT SEE and accordingly CANNOT REPORT on the existence or absence of asbestos and on its condition in the areas inside walls, between floors, inside skillion roofing and inside the eaves; areas behind or concealed by fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth; integral parts of boilers, pumps, machinery, plant and pipework and reheat units within air conditioning ducts; cores to fire doors; areas accessible only through manholes and trapdoors where these are locked or otherwise not readily accessible and areas located in rooms such as garages or laundries which are locked or also otherwise inaccessible at the time of our inspection. The Client will be charged an additional fee to inspect these areas if access becomes available at a later date. We cannot, as part of our inspection, make penetrations into, dig, gouge, break apart, dismantle, remove or move any structures or objects including but not limited to furnishings, floors, walls and ceilings and their coverings, insulation, appliances, foliage and personal possessions. Accordingly, even where we report that no asbestos was found in a particular section of the property, this should not be taken as warranting or representing that no asbestos exists in those parts not readily visible or readily accessible at the time of our inspection.
3. We cannot, as part of our inspection, dig gouge, break apart, dismantle, remove or move any objects including but not limited to furnishings, floor and wall coverings, insulation, appliances, foliage, personal possessions, plant and equipment. Accordingly, we will accept no responsibility for the presence of any asbestos-containing materials or for the subsequent removal of any asbestos-containing materials that may become apparent when any of the actions stated above take place as is often the case when former occupants of the property vacate the property. Unless otherwise mentioned, inspection of any other floor coverings below existing floor coverings was not undertaken.
4. Unless otherwise mentioned, samples were not taken of phenolic based co-polymer products/resin (pitch-based) products (commonly known as "Zelemite", "Ausbestos" and "Lebah"), which are known to contain asbestos, within electrical and/or control boards which may have been "live" at the time of inspection.
5. Any references in this Report to materials other than asbestos-containing materials are not to be taken as necessarily accurate, since identification of such materials is not included within the scope of this Report.
6. Measurements and quantities mentioned in this Report are approximate only and should not be relied upon for the purpose of establishing removal costs (for instance).

7. It is not part of our engagement to undertake any treatment, containment or removal where we find asbestos in an unsafe state. This work should only be contracted to firms which are licensed to remove asbestos and have solid experience in this sort of work.
8. All works and actions recommended in the Control Recommendations in the Asbestos Register should be carried out in accordance with the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)] and the Australian Safety and Compensation Council Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)].
9. Materials reported as "similar to" in the Sample ID column in Appendix A: Asbestos Register are based on a visual inspection and comparison to a sample taken for laboratory analysis.
10. The client must not rely upon an inspection or report as indicating that a site or building is "asbestos free". All that the Report can be relied upon to show is that no asbestos was found (or that only such asbestos was found as was reported to have been found) in the course of the inspection. The findings of the Report must be considered together with the specific scope and limitations of the type of inspection undertaken.
11. Asbestos Inspections Australia Pty Ltd will not be liable to update or revise the Report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the Report.
12. This Report overrides any verbal report provided by our asbestos consultants or any conversation that may take place between our asbestos consultants and the Client.
13. Where this Report is being considered in relation to the purchase of a property or properties we strongly recommend that every section of the Report is thoroughly read before the purchase proceeds.
14. Any dispute that may arise in relation to the provision of the Report will be resolved by an Arbitrator selected by the Institute of Arbitrators & Mediators. The cost of arbitration will be shared equally by the parties involved in the dispute.
15. If copies are required, all relevant parts of this Report must be reproduced in full.
16. This Report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works.
17. This Report must be presented in full and may not be used to support any other objective than those set out in the Report, except where written approval with comments are provided by Asbestos Inspections Australia Pty Ltd.
18. Our asbestos consultants are not authorised to move any items on the properties we inspect including but not limited to furniture, fittings, floor coverings, white goods, debris, vegetation or any personal effects. These items can sometimes conceal access to the subfloor below the property, access to the manhole into the ceiling area and access to other areas of the property. Accordingly, the client will be charged an additional fee to inspect these areas if access becomes available at a later date as a result of the movement of these items.

19. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:-** This Report is made for the use and benefit of the Client named on the front of this Report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report whether in whole or in part does so at their own risk. The Report has been prepared for the benefit of the Client and no other party. Asbestos Inspections Australia Pty Ltd assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the Report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the Report (including without limitation matters arising from any negligent act or omission of Asbestos Inspections Australia Pty Ltd or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the Report). Other parties should not rely upon the Report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters. For the purposes of this limitations statement, "conclusions" include statements, opinions, facts, information, conclusions and/or recommendations in the Report.
20. **ACCEPTANCE OF THIS REPORT:-** The Client agrees that they accept this Report with all the conditions stated therein and rely on it subject to those conditions.

Asbestos Inspection Report

Property name deleted
Property address deleted

APPENDIX H: LEGISLATIVE REQUIREMENTS

LEGISLATIVE REQUIREMENTS

Requirements For Asbestos Risk Management In NSW

As part of the OHS regulatory reforms introduced in NSW in September 2001, there are important obligations now placed on building owners, managers and employers in relation to managing asbestos risks in workplaces.

Asbestos in Work Premises

The OHS Regulation sets out specific duties of controllers of premises in relation to managing asbestos risks. A controller of premises is defined as "a person who has control of premises used by people as a place of work", including:

- (i) A person who has limited control of the premises;
- (ii) A person who has, under contract or lease, an obligation to maintain or repair the premises.

Controllers of premises may therefore include building owners, managing agents, tenants and/or employers.

Duty to Identify Asbestos Hazards

The OHS Regulation requires controllers of premises "to identify any foreseeable hazard arising from the premises that has the potential to harm the health or safety of any person accessing, using or egressing from the premises." This duty specifically extends to the identification of hazards associated with the presence of asbestos-containing materials.

Duty to Assess Risks

Where asbestos is identified in the workplace the controller of premises must then assess the risk to health and safety of any person. This includes risks to tenants, employees, contractors and visitors to the workplace. The risk assessment should consider a range of factors such as nature, age, layout and condition of asbestos materials.

Asbestos Register

A controller of premises must ensure that an Asbestos Register is established for each workplace. The register should outline the type, condition and location of all asbestos material.

Duty to Eliminate or Control Risks

The controllers of premises must eliminate or control any risk, arising from the premises (including asbestos), to the health and safety of any person accessing, using or egressing from the premises.

Licensing for Removal of Asbestos Containing Materials (Section 317 *Definitions of the Occupational Health and Safety Regulation 2001*)

(1) In this Chapter:

"asbestos" means the fibrous form of those mineral silicates that belong to the serpentine or amphibole groups of rock-forming minerals, including actinolite, amosite (brown asbestos), anthophyllite, chrysotile (white asbestos), crocidolite (blue asbestos) and tremolite.

"bonded asbestos material" means any material (other than friable asbestos material) that contains asbestos.

"bonded asbestos removal work" means work in which bonded asbestos material is removed, repaired or disturbed.

"friable asbestos material" means any material that contains asbestos and is in the form of a powder or can be crumbled, pulverised or reduced to powder by hand pressure when dry.

"friable asbestos removal work" means work in which friable asbestos material is removed, repaired or disturbed.

"licence" means a licence to carry on the business of licensed work granted and in force under this Chapter.

"licensed work" means work of one of the following kinds:

- (a) demolition work,
- (b) restricted demolition work,
- (c) friable asbestos removal work, other than:
 - (i) work done by a person, at the person's usual place of business, at a frequency of one hour per week or less, or
 - (ii) work done for the purpose only of obtaining a sample of asbestos for identification,
- (d) bonded asbestos removal work, other than:
 - (i) work done for the purpose only of obtaining a sample of asbestos for identification, or
 - (ii) work done in relation to bonded asbestos material having a total surface area of less than the maximum allowable area specified in subclause (3).

(3) For the purposes of paragraph (d) (ii) of the definition of "licensed work" in subclause (1), the maximum allowable area is:

- (a) 200 square metres in relation to work commenced before 1 July 2007 and completed before:
 - (i) 1 July 2007, or
 - (ii) the day that is 2 months after the commencement of that work,

whichever is the later, or

- (b) 50 square metres in relation to work commenced on or after 1 July 2007, but before 1 January 2008, and completed before:
 - (i) 1 January 2008, or
 - (ii) the day that is 2 months after the commencement of that work,

whichever is the later, or

- (c) 10 square metres in relation to work commenced on or after 1 January 2008.

Asbestos Inspection Report

Property name deleted

Property address deleted

APPENDIX I: EXTRACTS FROM THE AUSTRALIAN SAFETY AND COMPENSATION
COUNCIL CODE OF PRACTICE FOR THE MANAGEMENT AND
CONTROL OF ASBESTOS IN WORKPLACES

EXTRACTS

- ❑ From the Australian Safety and Compensation Council Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].

PART 7 RESPONSIBILITIES

Persons with control of premises have a duty of care to:

- develop and implement and maintain an asbestos management plan;
- investigate the premises for the presence or possible presence of ACM;
- develop and maintain a register of the identified or presumed ACM, including details on their locations, accessibility, condition, risk assessments and control measures;
- assess the condition of any ACM that are found and the associated asbestos risks;
- develop measures to remove the ACM or otherwise to minimise the risks and prevent exposure to asbestos; and
- ensure the control measures are implemented as soon as possible and are maintained as long as the ACM remain in the workplace.

SECTION 7.2 Awareness training for workers, contractors and others

Information and training must be provided to workers, contractors and others who may come into contact with ACM in a workplace, either directly or indirectly.

Depending on the circumstances this asbestos awareness training may include:

- the purpose of the training;
- the health risks of asbestos;
- the types, uses and likely occurrence of ACM in buildings, plant and/or equipment in the workplace;
- the trainees' roles and responsibilities under the workplace's asbestos management plan;
- where the workplace's register of ACM is located and how it can be accessed;
- the timetable for removal of ACM from the workplace;
- the processes and procedures to be followed to prevent exposure, including exposure from any accidental release of asbestos dust into the workplace;
- where applicable, the correct use of maintenance and control measures, protective equipment and work methods to minimise the risks from asbestos, limit the exposure of workers and limit the spread of asbestos fibres outside any asbestos work area;
- the NES and control levels for asbestos; and
- the purpose of any air monitoring or health surveillance that may occur.

SECTION 8.1 General principles

The following general principles must be applied in developing an asbestos management plan:

- the ultimate goal is for all workplaces to be free of ACM. Accordingly, consideration should be given to the removal of ACM during renovation, refurbishment and/or maintenance, where practicable, in preference to other control measures such as enclosure, encapsulation or sealing;
- reasonable steps must be taken to label all identified ACM. Where ACM are identified or presumed, the locations must be recorded in a register of ACM;
- a risk assessment must be conducted for all identified or presumed ACM;
- control measures must be established to prevent exposure to airborne asbestos fibres and should take into account the results of risk assessments conducted for the identified or presumed ACM;

- if ACM are identified or presumed, there must be full consultation, involvement and information sharing during each step of the development of the asbestos management plan - i.e. during the identification, risk assessment and establishment of control measures;
- the identification of ACM and associated risk assessments should only be undertaken by competent persons; and
- all workers and contractors on premises where ACM are present or presumed to be present, and all other persons who may be exposed to ACM as a result of being on the premises, must be provided with full information on the occupational health and safety consequences of exposure to asbestos and appropriate control measures. The provision of this information should be recorded.

PART 9 IDENTIFICATION OF ACM IN THE WORKPLACE

Persons with control of premises must ensure all ACM in their workplaces are identified, as far as practicable.

More specifically, there is a need to:

- identify the locations of all ACM and determine whether any inaccessible areas are likely to contain ACM; and
- identify the types (e.g. asbestos cement sheet, asbestos lagging on pipes and flues, ACM gaskets in plant or machinery) and condition (i.e. damaged or intact) of ACM.

Only persons competent in the identification of ACM are permitted to carry out these tasks.

Care should be taken not to disturb any materials suspected of containing asbestos, except for the purposes of sampling.

The presence or absence of asbestos in a material cannot be definitively determined without the aid of a microscope or a similar visual aid.

If reliable information such as a manufacturers warning label or the results of material sampling indicates that asbestos is present in a material, the precautions outlined later in this code should be followed.

If the person with control is uncertain about whether a material contains asbestos, they should either arrange for a sample to be taken for analysis or apply the presumption criteria.

SECTION 9.1 Material sampling and analysis

If there are inaccessible areas that are likely to contain ACM, the person with control should presume that asbestos is present.

SECTION 9.2 Presuming that materials contain asbestos

Rather than taking samples to determine whether a material contains asbestos, the person with control may simply *presume* the material contains asbestos.

Once such a presumption has been made, the material must be treated as an ACM, with work practices and disposal criteria as required for the presence of asbestos, until the material is removed or testing has confirmed that it does not, in fact, contain asbestos.

As indicated above, if there are inaccessible areas that are likely to contain ACM the person with control should presume that asbestos is present in these areas. For example, it may be reasonable to presume that wall cavities or ceiling spaces contain ACM such as asbestos insulation.

It may also be more cost effective in other circumstances to apply the presumption instead of sampling and analysing suspected ACM, as would otherwise be required to rule out the presence of asbestos.

The workplace's register of ACM must state all the presumptions made about materials in the workplace.

SECTION 9.3 Register of ACM

Persons with control of premises must keep an accurate register of ACM on the premises.

The register should contain the following information:

- Identification:
 - the date(s) on which the inspection/identification was made and details on the competent person(s) who carried out the inspection/identification;
 - details on the locations, types (i.e. friable or non-friable) and condition (i.e. damaged or intact) of any ACM identified on the premises, including ACM in items of plant and equipment, and the type of asbestos involved (i.e. blue, brown or white);
 - details on any material presumed to contain asbestos;
 - any inaccessible areas that are likely to contain ACM; and
 - the results of any analysis that has confirmed a material in the workplace is or is not an ACM.
- Risk assessment (see Part 10):
 - the date when the risk assessment was made, and details on the competent person(s) who carried out the assessment;
 - the findings and conclusions of the risk assessment, including any reviews or revisions of the risk assessment; and
 - the results of any air monitoring for airborne asbestos fibres and an assessment of these results.
- Control measures (see Part 11):
 - the control measures recommended and decided upon as a result of the risk assessment;
 - any maintenance or service work on an ACM, including the company or persons involved, the date and scope of the work undertaken and details on clearance certificates.

The person with control should ensure workers at the workplace are informed about the register of ACM. Before any work that may expose persons to airborne asbestos fibres is performed, the register should be made readily accessible to:

- workers and their representatives;
- any other employers within the premises;
- any person removing ACM;
- any person engaged to perform work that may disturb ACM, including presumed ACM; and
- any other person who might be exposed.

SECTION 9.3.1 Reviewing the register of ACM

The register of ACM, including any risk assessments, should be reviewed every 12 months or earlier where:

- a risk assessment indicates the need for reassessment; or
- any ACM has been disturbed or removed.

A visual inspection of identified ACM should be undertaken as part of any review.

SECTION 9.5.1 Warning signs

Any areas of a workplace which contain ACM, including plant, equipment and components, should be signposted with warning signs to ensure that the asbestos is not unknowingly disturbed without the correct precautions being taken.

These signs should be placed at all of the main entrances to the work areas where asbestos is present.

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These signs should be placed at all of the main entrances to the work areas where asbestos is present.

SECTION 9.5.2 Labels

All identified or presumed ACM - or their enclosures if the ACM are inaccessible - should be clearly labeled.

In conjunction with warning signs and the register of ACM, these labels should warn people of the presence of ACM.

A competent person should determine the number and positions of the labels required.

PART 10 RISK ASSESSMENT

If ACM are identified in a workplace, the person with control must ensure the associated risks are assessed, in consultation with workers and/or their representatives.

Where the risk assessment relates to repetitive work practices in the one location, such as the inspection and removal of friction products in vehicles, the risk assessment should relate to the overall work practice, taking account of the repetitive nature of the task.

The purpose of this risk assessment is to allow informed decisions to be made about control measures, induction and training, air monitoring and health surveillance requirements.

Only competent persons should perform risk assessments or any subsequent reviews or revisions of risk assessments.

Decisions about control measures to protect workers will depend on the assessed risks to health.

The risk assessment should take account of the identification information in the register of ACM, including:

- the condition of the ACM (e.g. whether they are friable or bonded and stable, and whether they liable to damage or deterioration);
- the likelihood of exposure; and
- whether the nature or location of any work to be carried out is likely to disturb the ACM.

SECTION 10.1 Reviewing risk assessments

Risk assessments should be reviewed regularly in accordance with Australian Government, State and Territory legislative requirements.

More specifically, the person with control, in consultation with workers and/or their representatives, should review the risk assessment, and any measures adopted to control the risks, whenever:

- there is evidence that the risk assessment is no longer valid;
- there is evidence that any control measures are not effective;
- a significant change is proposed for the workplace or for work practices or procedures relevant to the risk assessment;
- there is a change in the condition of the ACM; or
- the ACM have been removed, enclosed or sealed.

PART 11 CONTROL MEASURES

SECTION 11.1 Implementing the asbestos management plan

The control measures required for identified and presumed ACM should be determined from the risk assessment and should follow the following principles:

- if the ACM are friable and not in a stable condition, and there is a risk to health from exposure, they should be removed by an asbestos removalist as soon as practicable;
- if the ACM are friable but are in a stable condition and are accessible, serious consideration should be given to their removal. If removal is not immediately practicable, short-term control measures, such as sealing and enclosure, may be able to be used until removal is possible, although some State and Territory OHS authorities do not permit the sealing or encapsulation of ACM;
- if the ACM are not friable and are in a good, stable condition, minimising disturbance and encapsulation may be appropriate controls. Again, however, some State and Territory authorities do not permit sealing or encapsulation, so the relevant authority should be consulted before these measures are considered;
- any remaining ACM should be clearly labeled, where possible, and regularly inspected to ensure they are not deteriorating or otherwise contributing to an unacceptable health risk; and
- ACM need to be removed before demolition, partial demolition, renovation or refurbishment if they are likely to be disturbed by those works, in accordance with the NOHSC Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (2005)].

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APPENDIX J: ABOUT ASBESTOS

ABOUT ASBESTOS

What is Asbestos

Asbestos is the collective term given to a group of naturally occurring fibrous varieties of silicate minerals. Asbestos types occur within two groups of minerals: the serpentine minerals and the amphibole minerals. Although there are about a dozen asbestos minerals, only three were in widespread use in Australia. These were:

- (i) Chrysotile, or white asbestos. This has soft, white curly fibres and was the type in most common use;
- (ii) Amosite, or brown asbestos. This has straight, harsh grey to brown fibres and was often used in situations where additional strength was required, such as in the manufacture of asbestos-cement pressure pipes; and
- (iii) Crocidolite, or blue asbestos. This has straight, blue fibres and the fibres tend to be very fine. Blue asbestos tends to have been used in situations in which acid resistance was particularly needed.

Asbestos Properties

The properties of asbestos fibres include thermal stability and resistance, chemical resistance, high tensile strength, abrasion resistance, low electrical and thermal conductivity, low biodegradability and good sound absorption qualities.

The presence of asbestos in commercial products varies depending upon the product's uses. While all forms of asbestos are fibrous silicates, they differ in their chemical composition and properties, crystalline structure and fibre dimensions, and as such their commercially useful properties also vary.

All asbestos types are excellent thermal insulators and have been widely used as fire proofing (on steel structural beams and soffits) and insulation materials (on boilers, ovens, kilns, steam pipes and hot water pipes). The amphibole group has considerable resistance to chemical corrosion and has been used in environments which are prone to attack by acids. Both chrysotile and crocidolite have high tensile strength and have been widely used in the manufacture of woven asbestos products. All the asbestos types show low electrical and thermal conductivity, low biodegradability and good sound absorption properties.

Types of Asbestos

There are two main types of asbestos-containing materials (ACMs):

- (i) Bonded asbestos has been mixed with other products to form building materials commonly found in houses and home units; and
- (ii) Friable asbestos is any asbestos material that can be crumbled or pulverized by hand pressure when dry or asbestos that is in a powder form.

Removal

Removal of asbestos cement products should only be undertaken by licensed contractors. Each state has its own regulations and you should check with your local Council before removal commences. Essential safety precautions must include wearing a respirator and overalls, roping off work areas, notifying neighbours, wetting down materials, use of non-powered hand tools, wrapping waste in clearly labeled plastic and immediate disposal of waste to an approved site.

Asbestos is Commonplace

From the early 1900s until the early 1970s, asbestos was widely used in industry. The use of asbestos cement sheets in roof pipes and wall cladding was particularly widespread, as was the use of "limpet" asbestos fibre insulation in steel framed high rise buildings. Asbestos was also used for applications such as insulation of pipes and high temperature electricity cables, in plastics, in PVC floor tiles, for reinforcement in cements, putties and mastic and in gaskets and friction materials.

Whilst major uses of asbestos were sometimes recorded on engineering drawings, there are few records of the ad hoc use of asbestos containing products and materials. To give examples from the building industry, plumbers frequently used asbestos fibre in caulking compounds and builders often used AC sheeting as packing under squeaky floor boards.

In short, asbestos could be almost anywhere in a building or plant constructed before the 1980s.

General Health Risks

Inhalation of asbestos fibre may lead to the following asbestos related diseases:

- (i) Mesothelioma: cancer of the pleura (lining of the lung cavity) or peritoneum (lining of the abdominal cavity);
- (ii) Asbestosis: scarring of the lung tissue;
- (iii) Lung Cancer: a cancer similar to that associated with tobacco smoking; and
- (iv) Other cancers: cancer of the larynx, oesophagus, stomach, bowel, rectum and kidneys has been identified in heavily exposed asbestos workers.

Asbestos related diseases do not appear for a long time following exposure to asbestos. The term "latency period" is used to describe the period of time which passes between being exposed to airborne asbestos fibre and the disease being diagnosed. Depending upon the asbestos type and magnitude of exposure, the latency period generally ranges from between 10 and 40 years.

Asbestosis, mesothelioma and lung cancer, the recognised diseases caused by asbestos, are all as a result of inhalation of airborne asbestos fibres. Hence for asbestos containing products to pose a health risk airborne fibres must be generated either through degradation or high energy mechanical action. The degree of asbestos fibre release, and hence inhalation exposure, is in part dependent upon the matrix material binding the asbestos and its general condition.

Asbestos Cement Products

Asbestos cement products were commonplace building materials prior to 1986. The material consists of asbestos fibres bound in a cement matrix and the degree of fibre release depends on the condition of the material.

The main health risk with asbestos cement products is from maintenance or similar activity where the material is worked upon resulting in airborne dust.

It is necessary to have in place safe systems of work when working upon asbestos cement products.

Vinyl Floor Coverings

With vinyl floor coverings, asbestos may be present in any of the following:

- (i) the vinyl body of the tile or sheet;
- (ii) a fibrous backing under the tile or sheet; and
- (iii) a fibrous adhesive used to fix the tile.

Asbestos contained in the vinyl body of the tile or sheet is held in a stable matrix. The very low rate of wear does not normally give rise to fibre release considered to pose a significant health risk. A health risk may arise when asbestos fibres are released due to maintenance work and possibly the use of metal brush mechanical floor scrubbers (although this is not proven) or when the flooring is friable due to age.

Asbestos backing is sometimes used to line the back of vinyl sheeting. This product does not pose a risk to exposure from airborne fibres, so long as it is not disturbed or worked upon, i.e. abraded, scuffed or handled. Any of these actions may release the asbestos fibres into the environment.

Asbestos backing or asbestos adhesive is normally not exposed and does not represent a significant health risk. However, when exposed these materials may liberate fibres depending upon the amount of abrasion and the age and condition of the material.

Asbestos Millboard Insulation

Asbestos millboard insulation can be friable. Generally this material does not pose a significant risk to health except where it has severely degraded or when it is mechanically or physically disturbed.

Gaskets and Asbestos Pipe Lagging

Gaskets are composed of a wide variety of materials. Asbestos may be present in some gaskets.

Asbestos pipe lagging can be in the form of either woven rope material or formed section insulation. Where the material is in situ it does not pose a significant risk except where the materials have severely degraded.

The main concern with asbestos gaskets and asbestos pipe lagging is during maintenance activities where significant fibre release can result if the gaskets or rope are worked upon.

Air-conditioning Heaterbank Millboard Insulation

The risk from exposure to airborne asbestos fibres through the air conditioning system is minimal, so long as the material is not disturbed or damaged.

Although not usually accessed internally for inspection because the units are sealed, it is possible that these heaterbanks may be lined with asbestos millboard. Further investigation may be warranted to confirm the presence of asbestos millboard in the ductwork.

Asbestos Containing Electrical Backing Boards

Asbestos-containing materials such as the asbestos impregnated resin board (ie "Zelemite" or "Ausbestos"), are generally in good condition. These products do not pose a risk to exposure from airborne fibres, so long as they are not disturbed or worked upon, i.e. cut, sawn, drilled or sanded. Any of these actions may release the asbestos fibres into the environment.

Asbestos Impregnated Sealants (i.e. Mastic)

Asbestos-containing materials such as asbestos impregnated sealant (i.e. mastic) are generally in good condition. This product does not pose a risk to exposure from airborne fibres, so long as they are not disturbed or worked upon, i.e. drilled, sanded or burnt. Any of these actions may release the asbestos fibres into the environment.

Asbestos Fire Door Core Material

Asbestos containing core materials in the fire doors are usually sealed and undisturbed. This material does not pose a risk to exposure from airborne fibres, so long as the core is not disturbed or worked upon, i.e. drilled, cut, or abraded. Any of these actions may release the asbestos fibres into the environment.

Limpet Asbestos

Limpet asbestos is friable (unbound) and normally has been hand applied or sprayed onto the material being insulated. Generally speaking limpet asbestos is located in areas not readily accessible to occupants of a building (e.g. ceiling cavities, roof spaces, plant rooms).

Risk of exposure to airborne asbestos fibres is significant to maintenance personnel, and the like, whose tasks may involve accessing these areas and when safe work practices are not enforced. It is usually necessary to wear personal protective equipment, such as a respirator, prior to accessing these areas.

Under normal circumstances where the asbestos is not disturbed the risk of exposure to airborne asbestos fibres is minimal.

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APPENDIX K: REFERENCES AND FURTHER READING

REFERENCES AND FURTHER READING

- ☐ It is recommended that the following documents be read in conjunction with this Report.

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APPENDIX L: PHOTOS

PHOTOS



Photo 1

Fibre cement ceiling to the front external entryway to the hall.



Photo 2

Fibre cement ceiling to the rear external entryway to the hall.



Photo 3

Fibre cement sheeting to the rear wall to the building above the door adjacent to the electrical meter box.



Photo 4

Fibre cement eaves round the roof to the building.



Photo 5

Fibre cement eaves around the roof to the building.



Photo 6

Fibre cement sheeting to the walls below the windows in the hall.



Photo 7

Fibre cement sheeting to the wall below the windows in the book room.



Photo 8

Fibre cement ceiling in the storeroom adjoining the hall.



Photo 9

Red vinyl floor tiles in the storeroom adjoining the hall.



Photo 10

Fibre cement ceiling in the workshop.



Photo 11

Fibre cement ceiling in the external bathroom.



Photo 12

Fibre cement packing (spacers) between the piers and bearers in the subfloor.



Photo 13

Fibre cement sheeting and fragments on the ground in the subfloor.

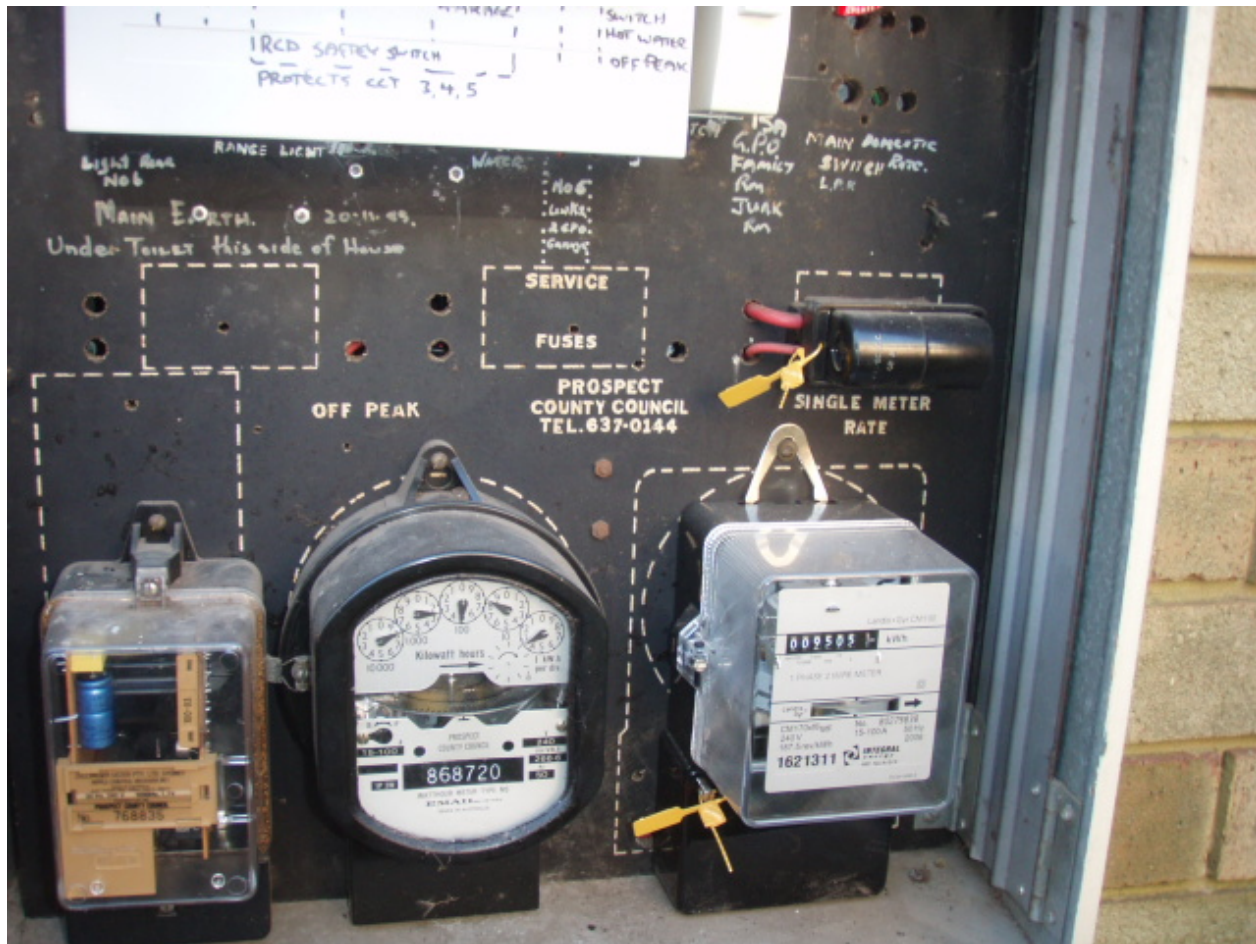


Photo 14

Black 'Zelemite' pitch-based electrical backing board in the electrical meter box.