



Asbestos Clearance Certificate Report

Inspection Date: 23 Jan 2020

Property Address:



Contents

Terms on which this report was prepared	3
Special conditions or instructions	4
The parties	4
Section A - Results of inspection - summary	5
Section B - General	6
Section C - Accessibility	7
Section D - Significant items	8
Section E - Conclusion	13
Section F - Additional comments	13
Section G - Annexures to this report	15
Section H - Certification	15

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Terms on which this report was prepared

Special conditions or instructions

There are no special conditions or instructions

The parties

Pre inspection agreement supplied: No

Name of Client:

Principal Name:

Property Address:

Client's Email Address:

Client's Phone Number:

Consultant: Les Camilleri Ph: 0411807766
Email: essendon@jimsbuildinginspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

Section A - Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

Evidence of ACM - Residual Dust - High Risk	Not Found
Evidence of ACM - Residual Dust - Low Risk	Not Found
Evidence of ACM - Still Present	Found

Additional specialist inspections

Not Applicable

Section B - General

General description of the property

Building Type:	Commercial Property
Number of Storeys:	Single storey
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	Not Applicable
Orientation of the property:	The facade of the building faces southwest Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Not Applicable
Main building – roof construction:	Not Applicable
Other timber building elements:	NOT APPLICABLE
Other building elements:	Not Applicable

Section C - Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- REAR SIDE BACKYARD.

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions. The presence of Asbestos Containing Materials or Dust may not be evident until obstructions are moved, we do not move such obstructions.

Obstructions and Limitations

The following obstructions may conceal Asbestos, Asbestos Containing Materials and / or Asbestos Containing Dust:

- Not Applicable

Obstructions increase the risk of undetected Asbestos, Asbestos Containing Materials and Dust. The client should make arrangements to remove obstructions where possible and inspect these areas again as a matter of urgency.

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

Any areas which are inaccessible at the time of inspection have not been assessed for the presence of Asbestos or Asbestos Containing Materials Dust. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Section D - Significant items

ACM - Residual Dust - High Risk

No evidence was found.

ACM - Residual Dust - Low Risk

No evidence was found.

ACM - Still Present

3.01

Location: Rear Back Side Yard

Finding: Asbestos Remaining

This asbestos clearance certificate was to determine if there was any further asbestos debris found on the ground at the rear backyard area, as Asbestos was found and tested at with laboratory results, so I recommended to the vendor to poison and clean up the entire backyard for a further asbestos clearance analogy.

Asbestos debris was found in the rear back yard.

Suspected Asbestos Containing Materials (ACMs) was identified in debris or rubbish found on the site. When discarded building materials which may contain Asbestos are treated as general rubbish, this constitutes improper disposal, representing a significant personal and environmental health risk.

A sample for lab analysis to confirm the presence of asbestos was taken from this location. The client is advised to assume that the affected area and construction material contains Asbestos until the lab analysis results are available.

As the materials are confirmed as Asbestos, the debris should be removed and the site cleaned by a Licensed Asbestos Removal firm. In the interim, appropriate risk reduction strategies should be undertaken, including isolating the area and ensuring the debris or rubbish is not further disturbed.









3.02

Location: The Site

Finding: Scope Of Works - Attached.

The scope of works was that the vendor cleaned the vegetation in the back yard and I was to determine if and asbestos is remaining in the ground area.



Section E - Conclusion

Summary

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IMMEDIATE ACTION IS REQUIRED AND THE AREA MUST BE LOCKED SECURE SO THAT NO PERSONS CAN ENTER THE REAR BACKYARD AREA UNTILL A LICENSED ASBESTOS REMOVALIST HAS CLEANED UP THE AREA AND I HAVE GIVE A CLEARANCE CERTIFICATE.

Section F - Additional comments

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Noted Items

Air Monitoring

No evidence was found.

ACM - Visually Clear

No evidence was found.

Additional Information

4.03

Location: The Site
Finding: Site Photos Added
Additional photos are provided for your general reference.



Section G - Annexures to this report

There are no annexures to this report

Section H - Certification

Name: Les Camilleri

Date of issue: 31 Jan 2020