



Asbestos Visual Report

Inspection Date: 8 Apr 2020

Property Address:



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

Inspection details

Property Address:

Date: 8 Apr 2020

Report Type: Asbestos Inspection and Condition Report

Client

Name:

Email Address:

Phone Number:

Consultant

Name: Les Camilleri Ph: 0411807766

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

General description of property

Building Type:	Detached house
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 south 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:	Stumps, Suspended timber framed
Main building – wall construction:	Weather Boards
Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
Other timber building elements:	NOT APPLICABLE
Other building elements:	Not Applicable

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

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.

- Building exterior

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.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on 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. (See definitions & information below the summary to help understand the report)

Evidence of ACM - Urgent and Hazardous Conditions	Not Found
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Evidence of ACM - High Risk Conditions	Found
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Evidence of ACM - Low Risk Conditions	Not Found
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Evidence of ACM Confirmed in Samples	Not Found
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Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Not Applicable

Significant items

ACM - Urgent and Hazardous Condition

No evidence was found.

ACM - High Risk Condition

ACM - High Risk Condition 2.01

Location: External Asbestos Visual Inspection

Finding: Asbestos - Suspected ACM Identified on Site (Visual Assessment Only)
This statement and photos attached to this statement are areas that we believe will be asbestos and/or contain asbestos.
Are there is no need to take a sample of the asbestos in the porch area as I am certain it is asbestos so there would be no benefit to spend the additional money. Also I would like to comment that the eaves is Asbestos as well and inside the meter box is all lined with asbestos as well.

We could not inspect inside the property as nobody was home and there was no access.
But as instructed your main focus was the front porch area.

Based on our experience in the building industry, no further action is required from us for these areas and a asbestos removalist is required to remove the asbestos in the areas that you are working at a minimum.

The client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the presence of Asbestos.







ACM - Low Risk Condition

No evidence was found.

ACM Confirmed in Samples

No evidence was found.

Additional comments

It is important to note that the tenants were not home at the time of the inspection, so no asbestos inspection was performed to the internal of the home and the external back yard.

Noted Items

ACM Samples Negative

No evidence was found.

For your information

For your information 5.02

Location: For Your Information

Finding: Asbestos Risk Factors - Age of Building
The building is believed to have been constructed well before 1980, up to 50 years before.

Any property constructed between 1945 and 1980 is considered highly likely to have Asbestos Containing Materials (ACM) in its construction.

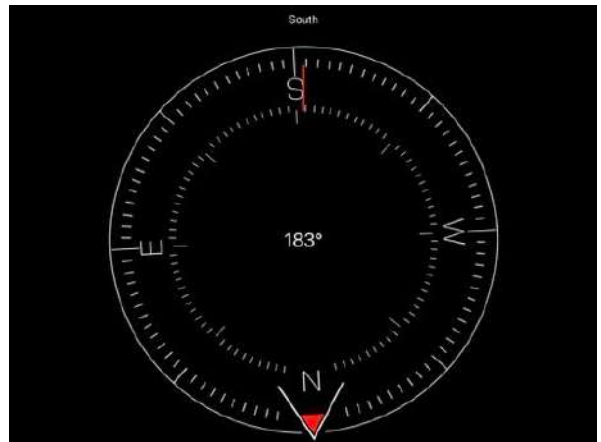
Buildings constructed after 1990 are unlikely to have Asbestos Containing Materials included in their construction.

However, the use of construction materials containing Asbestos may still infrequently occur in properties after this time; the use of Asbestos in sheet construction materials like 'fibro' didn't cease until 1989, and individuals may have reused or incorporated recycled materials into construction.



For your information 5.03

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



Conclusion

Building consultant's summary

The building appears to be in reasonable overall condition when compared to similar houses of its type and similar age in the immediate area .

It would be highly recommended that any holes and/or entry points in the ACM eaves be sealed or painted by a approved asbestos tradesperson.

Terms on which this report was prepared
