



Asbestos Sampling Report

Inspection Date: 30 Apr 2020

Property Address: Nothern Country Area



Contents

Inspection details	3
General description of property	4
Accessibility	6
Summary	7
Significant items	8
Additional comments	14
Conclusion	24
Terms on which this report was prepared	25

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: Nothern Country Area

Date: 30 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 northeast 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 Flooring
Main building – wall construction:	Fibre-cement sheeting, Timber framed
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 interior

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:

- Stored articles in wardrobes
- Floor coverings
- Built-in cupboards
- Stored articles in cupboards
- Stored articles
- Packing boxes
- Wall linings
- Appliances and equipment
- Cupboard areas, such as sink areas, bathroom cupboards and similar
- Plaster Installation is a HIGH obstruction in this particular property.

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.

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
Evidence of ACM - High Risk Conditions	Not Found
Evidence of ACM - Low Risk Conditions	Not Found
Evidence of ACM Confirmed in Samples	Found

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

No evidence was found.

ACM – Low Risk Condition

No evidence was found.

ACM Confirmed in Samples

ACM Confirmed in Samples 4.01

Location: Samples Taken To Laboratory - Confirmed Asbestos

Finding: Asbestos - ACM Confirmed - Sample 1.
A sample of the kitchen splash back was taken and sent to the Lab.

Item Confirmed With Asbestos (ACM)

Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is (White Chrysotile or Brown Amosite or Other).

Consequently, the client is advised to consider relevant risk reduction strategies, including removal by a licensed Asbestos Removal firm.



REPORT RECIPIENT			
CLIENT CHRISTINA FORSTER			
CONTACT EMAIL PH-041130 77 66			
JOB LOCATION			
Sample Number	Sample Date	Sample Type	Location of sample
1	24/4/20	SPLASH BACK	
2	11	UNDER CANOPY	
3	11	KIND KITCHEN	
4	11	UNDERBAY KITCHEN	
5	11	KIND GIVE KITCHEN	
6	11	TOILET WALL	
7	11	UNDER CANOPY SHEET GLUE	
8	11		

ACM Confirmed in Samples 4.02

Location: Samples Taken To Laboratory - Confirmed Asbestos

Finding: Asbestos - ACM Confirmed - Sample 2
A sample under the cooking area canopy in the kitchen was taken and sent to the Lab.

Item Confirmed With Asbestos (ACM)

Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is (White Chrysotile or Brown Amosite or Other).

Consequently, the client is advised to consider relevant risk reduction strategies, including removal by a licensed Asbestos Removal firm.

REPORT RECIPIENT			
CLIENT CHRISTINA FOSTER			
CONTACT EMAIL PH-0411-80 77 66			
JOB LOCATION			
Sample Number	Sample Date	Sample Type	Location of sample
1	24/4/10	SPLASH BACK	
2	11	UNDER OVEN	
3	11	SANDBOX	
4	11	EDGE KITCHEN	
5	11	UNDER LINO KITCHEN	
6	11	LINO CWC KITCHEN	
7	11	TOILET WALL	
8	11	UNDER CANOPY SHEET GLUE	



ACM Confirmed in Samples 4.03

Location: Samples Taken To Laboratory - Confirmed Asbestos

Finding: Asbestos - ACM Confirmed - Sample 4
A sample of the underlay of the lino in the kitchen was taken and sent to the Lab.

Item Confirmed With Asbestos (ACM)

Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is (White Chrysotile or Brown Amosite or Other).

Consequently, the client is advised to consider relevant risk reduction strategies, including removal by a licensed Asbestos Removal firm.

REPORT RECIPIENT			
CLIENT <u>CHRISTINA FORSTER</u>			
CONTACT EMAIL <u>PH-0411307766</u>			
JOB LOCATION			
Sample Number	Sample Date	Sample Type	Location of sample
1	24/4/10	SLASH BACK	
2	11	UNDER	
3	11	CANOPY	
4	11	LINO KITCHEN	
5	11	UNDERLAY LINO	
6	11	KITCHEN	
7	11	LINO CWC	
8	11	TOILET WALL	
		UNDER CANOPY SHEET GLUE	



ACM Confirmed in Samples 4.04

Location: Samples Taken To Laboratory - Confirmed Asbestos

Finding: Asbestos - ACM Confirmed - Sample 5
A sample of the glue from the lino was taken and sent to the Lab.

Item Confirmed With Asbestos (ACM)

Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is (White Chrysotile or Brown Amosite or Other).

Consequently, the client is advised to consider relevant risk reduction strategies, including removal by a licensed Asbestos Removal firm.

REPORT RECIPIENT			
CLIENT <u>CHRISTINA FORSTER</u>			
CONTACT EMAIL <u>PH-0411307766</u>			
JOB LOCATION			
Sample Number	Sample Date	Sample Type	Location of sample
1	24/4/10	SPLASH BACK	
2	11	UNDER	
3	11	CANOPY	
4	11	LINO KITCHEN	
5	11	UNDER LINO KITCHEN	
6	11	LINO GLUE KITCHEN	
7	11	TOILET WALL	
8	11	UNDER CANOPY SHEET GLUE	





ACM Confirmed in Samples 4.05

Location: Samples Taken To Laboratory - Confirmed Asbestos

Finding: Asbestos - ACM Confirmed - Sample 6
A sample of the toilet wall was taken and sent to the Lab.

Item Confirmed With Asbestos (ACM)

Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a NATA accredited laboratory. The sample results confirmed that the material/ s tested do contain Asbestos. The results indicated that the type of Asbestos is (White Chrysotile or Brown Amosite or Other).

Consequently, the client is advised to consider relevant risk reduction strategies, including removal by a licensed Asbestos Removal firm.

REPORT RECIPIENT			
CLIENT <u>CHRISTINA FOSTER</u>			
CONTACT EMAIL <u>PH-0411-80 77 66</u>			
JOB LOCATION			
Sample Number	Sample Date	Sample Type	Location of sample
1	24/4/10	SPLASH BACK	
2	"	UNDER OVEN	
3	"	CANOPY	
4	"	EDGE KITCHEN	
5	"	UNDER CUPBND	
6	"	KITCHEN	
7	"	LINO CWC	
8	"	KITCHEN	
		TOILET WALL	
		UNDER CANOPY SHEET GLUE	





Additional comments

There are no additional comments

Noted Items

ACM Samples Negative

ACM Samples Negative 5.06

Location: Samples Taken To Laboratory - Confirmed Asbestos

Finding: Asbestos - ACM Confirmed - Sample 3
A sample of the lino in the kitchen area was taken and sent to the Lab.

This Sample of suspected Asbestos Containing Material (ACM) was removed from the building for analysis by a NATA accredited laboratory.

The samples analysed was free of Asbestos fibres.

REPORT RECIPIENT			
CLIENT <u>CHRISTINA FOSTER</u>			
CONTACT EMAIL <u>PH-0411307766</u>			
JOB LOCATION			
Sample Number	Sample Date	Sample Type	Location of sample
1	24/4/10	SLASH BACK	
2	11	UNDER	
3	11	CANOPY	
4	11	LINO KITCHEN	
5	11	UNDER LINO	
6	11	KITCHEN	
7	11	LINO CWC	
8	11	KITCHEN	
		TOILET WALL	
		UNDER CANOPY SHEET GLUE	



ACM Samples Negative 5.07

Location: Samples Taken To Laboratory - Confirmed Asbestos

Finding: Asbestos - ACM Confirmed - Sample 7
A sample of the under sheet glue, under the canopy in the kitchen area was taken and sent to the Lab.

This Sample of suspected Asbestos Containing Material (ACM) was removed from the building for analysis by a NATA accredited laboratory.

The samples analysed was free of Asbestos fibres.

REPORT RECIPIENT			
CLIENT <u>CHRISTINA FORSTER</u>			
CONTACT EMAIL <u>PH-0411-80 77 66</u>			
JOB LOCATION			
Sample Number	Sample Date	Sample Type	Location of sample
1	24/4/10	SLASH BACK	
2	11	UNDER	
3	11	CANOPY	
4	11	LINO KITCHEN	
5	11	UNDER LINO	
6	11	LINO CWC	
7	11	TOILET WALL	
8	11	UNDER CANOPY SHEET GLUE	



For your information

For your information 5.08

Location: For Your Information

Finding: Additional Photos - Obstructions and Limitations

These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.

A re-inspection is recommended once the areas are made accessible, if you require a further detailed inspection and report, which we do recommend.







For your information 5.09

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 5.10

Location: For Your Information

Finding: Laboratory Results From Laboratory

Laboratory Results From Laboratory



Qualitative Identification of Asbestos in Bulk Samples

Master Property Inspections
8 Henderson St
Essendon Vic 3040

Client Ref: 60258.003
Job Number: 60258.003
Batch Number: -
Received Date: April 28, 2020
Analysed Date: April 30, 2020
No of Samples: 7

Dear Les Camilleri,

This report presents the analytical results of samples forwarded by Master Property Inspections, for asbestos analysis.

Methodology
The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining Method (LRM Global ID Method 1) and AS4384 - 2004

Analytical Results

Sample No.	Sample Description	Result
1	The sample consisted of fibre plaster cement Location: Splashback Sample Dimensions: 2.0cm X 1.0cm X 0.1cm	Amosite Asbestos Detected Chrysotile Asbestos Detected
2	The sample consisted of fibre plaster cement Location: Under canopy Sample Dimensions: 11.0cm X 5.0cm X 0.3cm	Chrysotile Asbestos Detected Organic Fibre Detected
3		
4	The sample consisted of fibro Location: Kitchen unit/bench Sample Dimensions: 3.0cm X 3.0cm X 0.2cm	Chrysotile Asbestos Detected
5	The sample consisted of fibro Location: Kitchen Sample Dimensions: 3.0cm X 3.0cm X 0.1cm	Chrysotile Asbestos Detected

6	The sample consisted of fibre plaster cement Location: Toilet wall Sample Dimensions: 4.0cm X 4.0cm X 0.3cm	Amosite Asbestos Detected Chrysotile Asbestos Detected
7	The sample consisted of fibro Location: Under canopy sheet Sample Dimensions: 4.0cm X 3.0cm X 0.1cm	No Asbestos Detected Organic Fibre Detected

Approved Identifier:
Leo Rokkas

Report issued by:
Leo Rokkas

NATA
WORLD RECOGNISED
ACCREDITATION
Accreditation No: 15684
Accredited for compliance with ISO/IEC 17025
The results of the tests, laboratory and/or measurements included in this document are traceable to Australian Standards.

For your information 5.11

Location: The Site

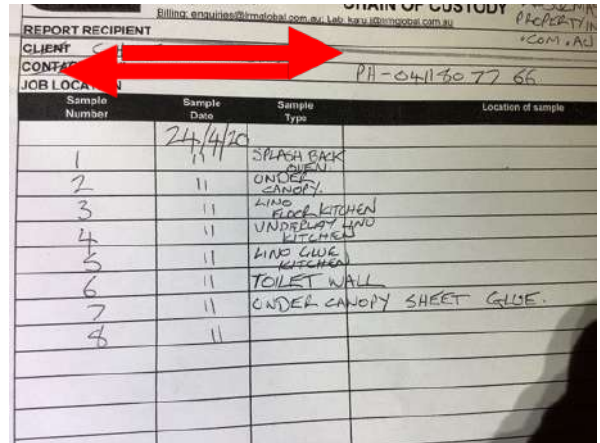
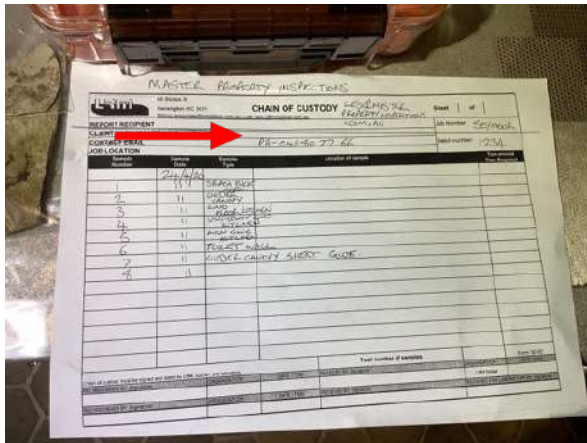
Finding: Site Photos Added
Additional photos are provided for your general reference.



For your information 5.12

Location: The Site

Finding: Copy of Chain Of Custody & Materials To Be Taken Away - For Your Information
Copy of Chain Of Custody and Asbestos in sealed bags and container, to be taken away for laboratory results.



For your information 5.13

Location: External Asbestos Visual Inspection

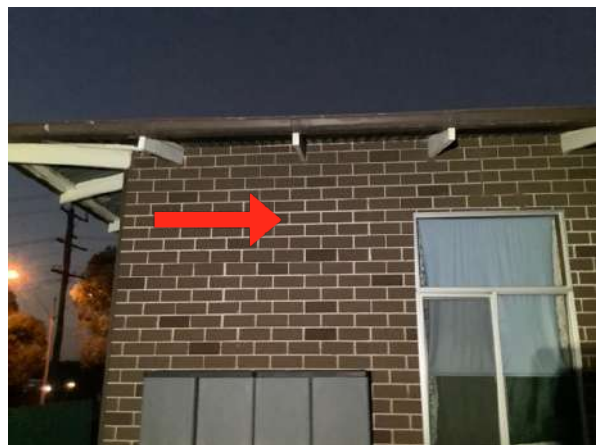
Finding: Asbestos - Suspected ACM Identified on Site (Visual Assessment Only)
This statement and photos attached to this statement are areas that we believe may be asbestos and/or contain asbestos and this is just a visual observation as requested and is a guide only.
We strongly believe we should take samples of these areas that appear to contain asbestos to the laboratory as a visual Inspection of asbestos is only a guide and not accurate.

This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

As noted above we advise that you consider a separate Asbestos Inspection and Condition Audit of these areas as well, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, 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 suspected presence of Asbestos.

Please note, this inspection is primarily a sampling inspection and report, however we have added some areas that would appear to be Asbestos for your information only, there maybe other areas on the interior of the home and exterior of the home that also maybe Asbestos. We have only taken samples of asbedtos in the areas where require renovation work to be taking place in the near future.





Conclusion

Building consultant's summary

The building appears to be in FAIR overall condition at best 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 Asbestos (ACM) be sealed or painted by a approved asbestos tradesperson.

Terms on which this report was prepared
