



ASBESTOS INSPECTION REPORT

24681

Report Number

2 Day Drive, Burleigh Heads Qld 4220

Inspection Address

John Brown

Client's Name

1 November 2022

Date of Inspection

John Smith

Inspector



 **1300 123 456**

<http://www.inspectmyhome.com.au>

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1.0 SUMMARY OF ASBESTOS CONTAINING MATERIALS LOCATED.

At the request of John Brown, Inspect My Home carried out an asbestos material inspection report of a building located at 2 Day Drive, Burleigh Heads Qld 4220 on the 1st November 2022.

This asbestos inspection as requested by client to report on asbestos containing products within the building structure.

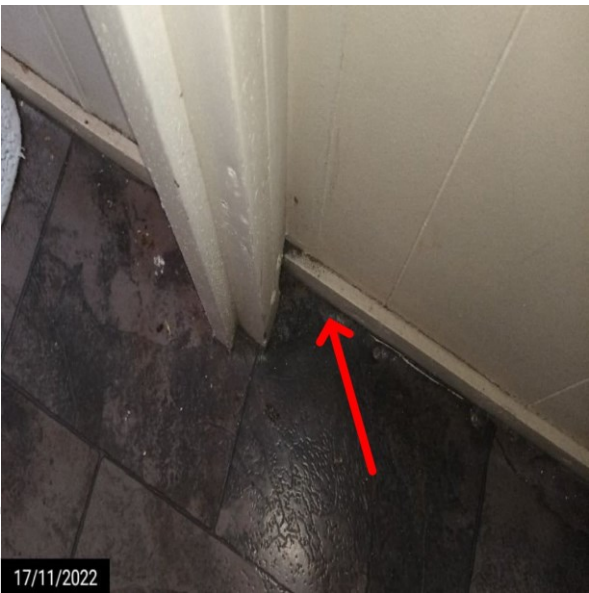
Asbestos-containing material (ACM) was widely used throughout Australia in the construction industry from around 1940 to mid-1980s (products containing asbestos material was banned throughout Australia in 2003). You could find it in some form or manner used in over 3,000 commonly used products such as insulation and vinyl tiles. Whilst the use of asbestos-containing material in new building systems has ceased, the presence of asbestos in older buildings is still widespread. The term asbestos is a commercial and legal term covering several types of minerals, with some more commonly used in residential building material than others. The most commonly used form of asbestos is Chrysotile asbestos (or white asbestos) which was used in a range of industries and can be found in roofs, ceilings, walls and floors of homes and businesses. If asbestos is bonded/sealed and its fibres are not airborne, it is not a risk to health. If asbestos containing materials are disturbed or broken and the microscopic fibres become airborne, they can become a health risk when breathed into the lungs. Unsafe removal or damage of asbestos-containing materials can contaminate your home and cause serious health issues to the occupants and surrounding areas. If you are purchasing a property which was constructed prior to 1990 it may be prudent to have an audit carried out on the property by an asbestos consultant. During an asbestos survey a qualified assessors will collect samples from around your property. The asbestos sample will confirm the presence of any asbestos as analysed by a National Association of Testing Authority (NATA) accredited asbestos testing laboratory. If the identification of asbestos is successful, a management plan will be provided by the audit company. The above recommendation should be implemented as a matter of importance prior to contract becoming binding.

1.1 NOTES

- NO INSPECTION TO CONCEALED AREAS.
- NO INSPECTION TO ELECTRICAL SYSTEM – RECOMMEND SEEKING FURTHER ADVICE FROM A LICENCED AND PRACTICING ELECTRICIAN.
- ALL TENANTS SHOULD BE FURNISHED WITH A COPY OF THE ASBESTOS AUDIT REPORT AND HAVE THE REPORT READILY AVAILABLE FOR TRADESPOEOPLE ENGAGED TO CARRY OUT REPAIRS / ALTERATIONS OF THE PROPERTY.
- NO INSPECTION TO AIR CONDITIONING SYSTEM – RECOMMEND SEEKING FURTHER ADVICE FROM A LICENSED & PRACTICING AIR CONDITIONING CONTRACTOR.
- THERE HAVE BEEN A NUMBER OF RENOVATIONS OF THE BUILDING OVER PAST YEARS. THERE IS A MIXTURE OF ASBESTOS WALL/CEILING SHEETING, SOME NEW SHEETING AND AREAS OF ASBESTOS SHEETS COVERED OVER WITH ALTERNATIVE MATERIAL.
- ANY RENOVATIONS / ALTERATIONS INVOLVING THE PRODUCTS AND MATERIALS NOTED IN THIS REPORT REQUIRES PRECAUTION TO PROTECT WORKERS AND OR A SPECIALIST CONTRACTORS INVOLVEMENT.

ASBESTOS REGISTRY AUDIT FORM

Item #1

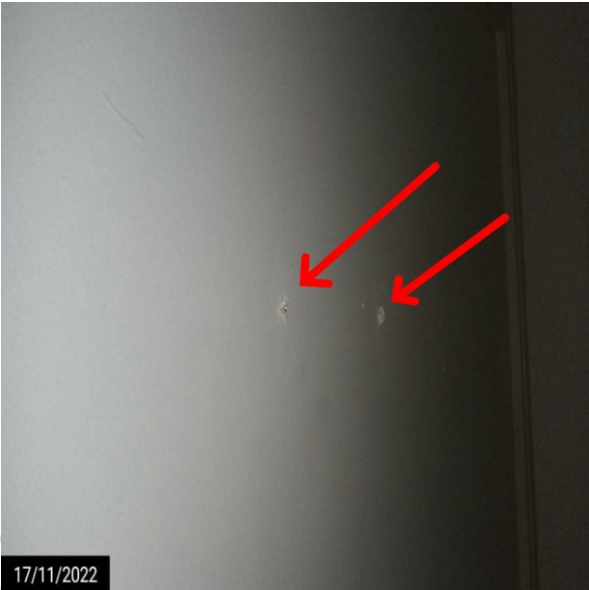
Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet (vinyl)	Yes	1			Good	Low
Location/Notes	Office 2 floor coverings.					
						

Please note: Materials that have been deemed to be similar to any sample (which had been identified as containing asbestos) but has not been tested will be classified as undetermined.

ASBESTOS LEGEND

NAD	NO ASBESTOS DETECTED
CH	CHRYSTILE ASBESTOS
A	AMOSITE ASBESTOS
C	CROCIDOLITE ASBESTOS
UMF	UNKNOWN MINERAL FIBRES DETECTED
SMF	SYNTHETIC MINERAL FIBRES DETECTED
OF	ORGANIC FIBRES DETECTED

Item #2


Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet	Yes	2			Good	Low
Location/Notes	Main Office WC wall linings.					
						

Please note: Materials that have been deemed to be similar to any sample (which had been identified as containing asbestos) but has not been tested will be classified as undetermined.

ASBESTOS LEGEND

- NAD NO ASBESTOS DETECTED
- CH CHRYSOTILE ASBESTOS
- A AMOSITE ASBESTOS
- C CROCIDOLITE ASBESTOS
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- SMF SYNTHETIC MINERAL FIBRES DETECTED
- OF ORGANIC FIBRES DETECTED

Item #3


Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet	No		2		Good	Low
Location/Notes	Main Office WC wall linings.					
						

Please note: Materials that have been deemed to be similar to any sample (which had been identified as containing asbestos) but has not been tested will be classified as undetermined.

ASBESTOS LEGEND

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- OF ORGANIC FIBRES DETECTED

Item #4


Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet	Yes	3			Good	Low
Location/Notes	Main factory rear office ceiling linings.					
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Please note: Materials that have been deemed to be similar to any sample (which had been identified as containing asbestos) but has not been tested will be classified as undetermined.

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Item #5


Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet	Yes	4			Good	Low
Location/Notes	Main factory WC wall linings.					
						

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OF	ORGANIC FIBRES DETECTED

Item #6


Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet	Yes	5			Good	Low
Location/Notes	Internal storeroom wall linings.					
						

Please note: Materials that have been deemed to be similar to any sample (which had been identified as containing asbestos) but has not been tested will be classified as undetermined.

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OF	ORGANIC FIBRES DETECTED

Item #7


Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet			5		Good	Low
Location/Notes	Internal office (inside factory) wall linings.					
						

Please note: Materials that have been deemed to be similar to any sample (which had been identified as containing asbestos) but has not been tested will be classified as undetermined.

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OF	ORGANIC FIBRES DETECTED

Item #8


Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet	No		5		Good	Low
Location/Notes	Internal office (inside factory) ceiling linings.					
						

Please note: Materials that have been deemed to be similar to any sample (which had been identified as containing asbestos) but has not been tested will be classified as undetermined.

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Item #9

Types and Forms of Asbestos Products/Material	Sample Taken	Sample No	Similar To	Asbestos Type	Condition	Priority
Flat Sheet	No		5		Good	Low
Location/Notes	Main office WC wall lining above door					
						

Please note: Materials that have been deemed to be similar to any sample (which had been identified as containing asbestos) but has not been tested will be classified as undetermined.

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2.0 CONCLUSION

The inspection of the building and the subsequent sample analysis of materials suspected of containing Asbestos identified the following types of Asbestos Containing Materials.

- THE ASBESTOS CONTAINING MATERIAL MARKED AS IS IN POOR CONDITION SHOULD BE REMOVED AS A MATTER OF IMPORTANCE DUE TO THEIR DETERIORATION AND POTENTIAL FOR EXPOSURE.
- THE ASBESTOS CONTAINING MATERIAL MARKED AS IS IN FAIR CONDITION SHOULD BE STABILISED AND SCHEDULED FOR REMOVAL DURING REFURBISHMENT.
- THE ASBESTOS CONTAINING MATERIAL MARKED AS IS IN GOOD CAN BE LEFT INSITU AND MONITORED REGULARLY FOR ANY DETERIORATION / DAMAGE AND REASSESSED DURING FUTURE INSPECTIONS.

If removal, maintenance or repair tasks need to be carried out upon any of these items please refer Section 8.6 "Maintenance Work Flow-Chart" - on how best to proceed. These products do not pose a risk from exposure to airborne fibres so long as the materials are not disturbed or have work carried out upon them. I.e. cut sanded, drilled etc. Attachment 8.6 contains a summary of health risks.

2.1 REMOVAL OF ASBESTOS

Any samples identified during this inspection as priority immediate or high and/or having deteriorated to an unserviceable condition should be removed as soon as practical. Potential for exposure exists.

2.2 POLICY DEVELOPMENT FOR ASBESTOS CONTAINING MATERIALS

We recommend that specific policies on different aspects of asbestos management be developed and documented in Workplace Health & Safety Plans and Quality Systems. We would suggest the following topics be covered,

- Asbestos product management: comprising care, maintenance, repairs & clean-up of damaged areas
- Responsibilities of contractors and sub-contractors regarding asbestos on this site

2.3 SIGNAGE & LABELLING

In accordance with the Workplace Health & Safety Regulations an asbestos materials register notification sign shall be affixed to "an appropriate prominent place". This applies only to the buildings that contain "asbestos material".

The register must be on-site and is to be made available 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
- Any other person who might be exposed

3.0 SCOPE OF THE INSPECTION

The purpose of the inspection report was to determine the presence of any *asbestos materials* in the building in accordance with Workplace Health & Safety.

This report specifically refers to a visual inspection on areas of the building that were safely accessible at the time of the inspection to identify Asbestos Containing Materials which may be in the building.

Reference may be made to other Asbestos Containing Materials that are not thermal or acoustic insulation and as such are not covered by the legislation.

Workplace Health & Safety Amendment Regulations refers to “asbestos materials” installed in the building, including in essential plant in or on the building. The Workplace Health and Safety Regulations defines “*asbestos materials*” as “*installed thermal or acoustic insulation materials comprising or containing asbestos*”.

Examples of *installed thermal or acoustic insulation materials comprising or containing asbestos* would be:-

- Asbestos lagging on steam/hot water pipes
- Asbestos material sprayed on steel beams
- Asbestos millboard installed in air-conditioning ductwork where heater banks are present

This type of material may be referred to as friable asbestos products, which means that it is loosely bound and could quite easily liberate fibres to the air if disturbed.

The more common use of asbestos in building products is fibro sheeting, pipe work and some vinyl floor tiles. The asbestos fibres in this type of material are bound into a matrix of cement, plastic or resin and as such are not likely to be liberated into the air if disturbed.

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All Materials / Products located will be classified as suspected Asbestos Containing Materials unless samples are taken and tested.

4.0 METHODOLOGY OF THE INSPECTION

The inspection report survey involved visually inspecting each accessible area of the building for the purpose of *identifying Asbestos Containing Materials*, as defined under the Workplace Health and Safety.

The process of identifying asbestos materials is as follows:

- Gathering information – age of building, type of building products used.
- Visual inspecting – gaining access to all areas available safely.
- Taking samples – samples are taken where possible of suspect materials and products, all samples are sent and tested at a competent & accredited laboratory.
- The Asbestos Register will identify the samples taken and tested, it may also refer to other materials within the property which in the consultants opinion are similar, however while the materials may appear similar they may not be identical.
- Report and summary – the report outlines findings, health risks and if asbestos is present.
- The presence of asbestos or asbestos containing materials installed in a building or plant & equipment can only be confirmed visually and backed by sample analysis in a certified laboratory. An appropriately qualified person will take samples of suspected materials and have them analysed in a laboratory to confirm the presence of asbestos. Therefore limiting samples taken will decrease the confidence in the Asbestos Audits findings and the Asbestos Materials Report generated from it.
- There is no device or instrument at the moment that can automatically detect asbestos.

5.0 LIMITATIONS OF THE INSPECTION

Inspect My Home has made every effort to identify all *Asbestos Containing Materials* contained within the building, together with basic items of plant and equipment but no warranty, expressed or implied, is made to the completeness of this inspection and report.

During the course of a visual non-destructive asbestos inspection it may not be possible to identify the presence of all asbestos materials. In many instances, asbestos materials may be present in areas that cannot be accessed without implementing destructive sampling techniques. Such areas may include:

- wall cavities & internal pipe work
- penetrations in solid walls and concrete floor slabs
- integral parts of machinery, plant and pipe work
- fire dampers and reheat units within air conditioning ducts, and
- inaccessible service ducts / risers
- no air monitoring has been carried out during this inspection

Samples were not taken of suspect materials that may have placed the inspector at risk of injury or death at the time of the inspection. High-risk asbestos situations that may be identified during an inspection may include internals of electrical switchboards and substations. Generally it is impossible to locate all asbestos within a building in the course of an audit. This is due to factors such as,

- To avoid damage to the building-asbestos may be hidden behind walls or floors/floor coverings or above fixed ceilings
- Plant or equipment within the building which contains an asbestos component included by the manufacturer
- No plant or building plans available indicating hidden asbestos usage.
- Minimising the inconvenience or delay while an asbestos audit is underway
- No access to lifts, lift shafts and rooms, air conditioning ductwork, airways and other internal construction elements such as plumbing or electrical risers/conduits.
- Services located below wall surfaces “chased” in insulated material.

Relying on an asbestos inspection or audit

- An Asbestos materials report can only indicate such asbestos as was found in the course of the inspection. For the reasons outlined above it should ***never be relied upon solely*** to indicate the presence of ***all or no asbestos***. The findings must be considered together with the specific limitations and scope of the inspection which was undertaken, and all other documentation on the building. (Refer Maintenance Work Flow-Chart – 8.6)

6.0 LEGISLATIVE REQUIREMENTS

The current Workplace Health and Safety Regulations require that the owner of a building or plant that contains any asbestos ensures that:

- Asbestos which is unstable or poses a significant health risk is removed as soon as reasonably practicable; and
- Policies and procedures are established to control the asbestos and prevent (or where not reasonably practicable to minimize) the exposure of any person to airborne asbestos fibres.

The policies must address the following;

- The steps that can be taken to restrict access to the place where the asbestos is situated.
- The steps that can be taken to prevent disturbance of the asbestos.
- Work practices in the vicinity of the asbestos materials.
- Notification of the existence of an asbestos register.
- Regular inspections by a competent person; of the asbestos (at least annually) and earlier if the nature or location of work in the vicinity of the asbestos materials changes;
- Any asbestos removal work done is required to be carried out by an “asbestos removalist”.
- Any maintenance work done on, or in the vicinity of, materials which contain asbestos is required by legislation to be carried out in accordance with the Australian Code of Practice for Asbestos Work. It is necessary to ensure that all asbestos products are removed prior to any demolition, removal, maintenance, operational or construction work which may damage or disturb asbestos product/s.

7.0 TERMS USED IN ASBESTOS REGISTERS

CONDITION

- G. *Good*: Showing no, or very minor signs of damage and/or deterioration of the material.
- F. *Fair*: Showing small amounts of damage and/or deterioration of the material.
- P. *Poor*: Showing large amounts of damage and/or deterioration of the material.

PRIORITY LEVELS

- 1. Immediate: Materials deteriorated to an unserviceable condition and as such should be removed as soon as practical. Potential for exposure exists.

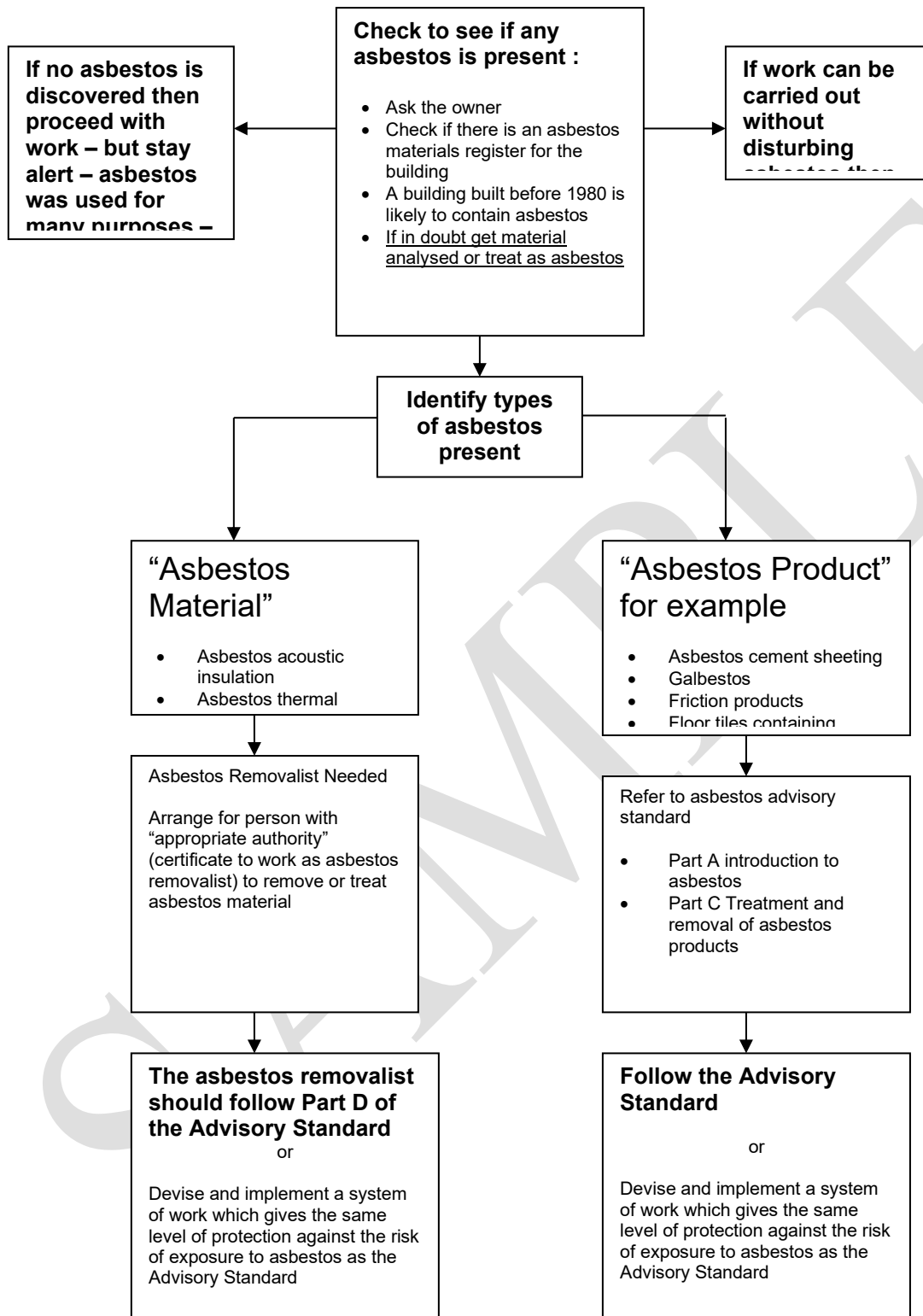
- (i) High: Deterioration of material is evident. Stabilise the material, prevent further deterioration and review option to remove material.
- (a) Medium: Minor deterioration of material is evident. (eg. Structural integrity affected; breakdown of castable legging etc.) Planned removal should be allowed for in Maintenance Budget.
- (a) Low: Leave in situ and monitor condition. Should be reassessed in conjunction with future inspections and reports.

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8.0 MAINTENANCE WORK FLOW-CHART

Every time – before every job



9.0 HEALTH RISKS OF ASBESTOS – GENERAL HEALTH

Asbestosis, mesothelioma, pleural plaques and lung cancer are the recognised diseases caused by asbestos and are all as a result of inhalation of airborne asbestos fibres. Hence for asbestos containing materials or 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, general condition and product type. The highest health risk is associated with exposure to amphibole asbestos (amosite, crocidolite) with crocidolite being cited as the material of greatest concern. Chrysotile (a serpentine mineral) is considered to be of lesser but still significant concern.

Asbestos types:

- Chrysotile is commonly known as white asbestos.
- Amosite is commonly known as grey or brown asbestos.
- Crocidolite is commonly known as blue asbestos.

Asbestos Cement Products

Asbestos cement products were commonplace building materials prior to 1986. Many building product manufacturers in Australia didn't phase out the use of asbestos in their products until the early 1980's and then it was a gradual process.

Imported building products can still contain asbestos either through legislation that allows a certain percentage of asbestos in products in that country or no legislation at all in countries that still mine it.

These products consist 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 (mechanical energy applied) resulting in airborne dust.

It can also be prone to weather, storm damage and the cement matrix does react and break down in acidic or polluted atmospheric conditions (i.e.; industrial areas) over a period of time.

Vinyl Floor Coverings

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

- The vinyl body of the tile or sheet.
- A fibrous backing felt/insulation under the tile or sheet.
- A fibrous adhesive, putty or grout 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 or when the flooring is friable due to age.

Asbestos adhesive or putty is sometimes used to coat the back of vinyl tiles or sheet. This product does not pose a risk to exposure from airborne fibres, so long as it is not disturbed or worked upon. Asbestos backing felt/insulation or asbestos adhesive is normally not exposed and does not represent a significant health risk.

However, when exposed due to wear or damage to the overlaying vinyl these materials upon further wear or abrasion may liberate fibres depending upon the amount of abrasion and the age and condition of the material.

SAMPLE

10.0 GLOSSARY OF TERMS

Action Taken:	This section is provided for the building owner/manager to record any works carried out altering the status or condition of products, eg "sheeting removed May 2004". This will make the annual update if required easier and more detailed.
Amosite:	Grey or brown asbestos: This is a Amphibole mineral and has straight harsh grey to brown fibres and was often used in situations where additional strength was required such as high temperature asbestos pipe insulation as well as heat resistance such as fire rating.
Asbestos:	<p>Asbestos is a naturally occurring mineral which is fibrous in nature. Asbestos is found in veins surrounded by other rock. The vein consists of bundles of fibres held together reasonably firmly to form a solid rock, Mechanical milling breaks the fibres away from each other, leaving free fluffy fibres. Further mechanical action can break the fibres down into finer and finer fibres. This is because asbestos tends to break along the length of the fibre, not across the length of the fibre. Asbestos fibres can be extremely fine, with fibre diameters smaller than a micrometre (one one-thousandth of a millimetre) being fairly common.</p> <p>It differs from other minerals in its crystal development. The crystal formation of asbestos is in the form of long thin fibres. Asbestos is divided into two mineral groups – serpentine and amphibole. The division between the two types is based upon the crystalline structure. Serpentine have a sheet or layered structure where as amphiboles have a chain like structure.</p> <p>These minerals do not have any detectable odour or taste. Asbestos can be found naturally in soil and rocks in some areas. Asbestos fibres are resistant to heat and most chemicals and have great tensile strength. Because of these properties asbestos has been mined for use in a very wide range of building materials, friction products and heat resistant fabrics.</p>
Asbestos removalist:	An employer whose business or undertaking includes asbestos removal Work; or a self employed person whose work includes asbestos removal work.
Avoid damage and abrasion:	As far as practicable limit activities on or adjacent to material such that significant damage to the material that will release respirable fibres is avoid, eg; avoid drilling, cutting, sanding, etc. For softer or more friable materials this also mean lighter or repeated impacts (such as opening or closing doors with asbestos door seals or heavy wear areas for asbestos felt backed vinyl).
Chased:	Where pipe work (usually hot water pipes) has been fitted into channels carved out of brickwork or concrete walls and insulated using plaster type filler asbestos. (This is not common in the Northern states of Australia but is important in the Southern states where heat loss due to low temperatures meant that hot water piping needed to be insulated).
Chrysotile:	White asbestos: This is a Serpentine mineral and considered to be of lesser but still significant concern than brown or blue asbestos. White asbestos has "curly" fibres. This property allows it to be woven e.g. fire resistant suits or gloves.
Crocidolite:	Blue asbestos: This is a Amphibole mineral and has straight blue fibres and the fibres are very fine. Blue asbestos tends to have been used in situations where acid resistance was required as well as being a common material used for fire rating of steel structural beams.
Essential plant:	includes – <ul style="list-style-type: none">• Air conditioning plant; and• Boilers; and• Cooling towers; and• Escalators; and• Lifts; and Piping.
Friability:	The potential for a product containing asbestos to release breathable fibres depends on its degree of friability. Friable means that the material can be crumbled with hand pressure and is therefore likely to emit or release fibres. The fibrous or fluffy sprayed on materials used for fireproofing, insulation or sound proofing are considered to be friable and they readily release airborne fibres if disturbed. Materials such as asbestos containing vinyl floor tile or asbestos

containing sealants are generally considered non friable and do not emit or release fibres unless subjected to mechanical energy operations such as sawing or sanding operations. Asbestos cement pipes or sheet can emit or release airborne fibres if the materials are cut or sawed or if broken up in demolition operations.

Friable:	Non bonded asbestos fabric or material can be in a powder form or can be crumbled, pulverised or reduced to powder by hand pressure when dry.
Monitor Condition:	Carry out regular general observation of the condition of the material to note any changes.
Non Friable:	Material / Product which contains asbestos fibres are bonded by cement, vinyl, resin or other similar material.
Owner:	<p>of a building – means a person who –</p> <ul style="list-style-type: none">• Holds title to the buildingHas effective management or control of the building and any essential plant in it and includes a person who manages a building as agent for a person mentioned above.