

HAZARDOUS MATERIALS INSPECTION
70 Hazard Street Asbestosville NSW

CLIENT: Mr. BeSure.

OUR REFERENCE: 1448

DATE OF INSPECTION: 7 May 2015.

PURPOSE: To inspect and report on the presence of hazardous and asbestos containing materials (ACM), to provide a statement, audit, management plan, register and draft Incident Report in accordance with the W H & S Regulations 2011, AS 2601-2001 Demolition of Structures, the Code of Practice for the Safe Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos.



70 Hazard Street Asbestosville NSW.

1.0 GENERAL/SCOPE

- 1.1** Note attachment A regarding my personal details which confirm my qualifications and competence in providing this report.
- 1.2** The property inspected comprises a single level residential dwelling, detached garage, detached shed and detached sleep-out/granny flat. The structures are being prepared for demolition and the property redeveloped.
- 1.3** The areas inspected were the external areas and internal areas of all buildings, the sub-floor space and roof space to the dwelling and the site.
- 1.4** The purpose of the inspection was to identify any installed asbestos containing materials (ACM). The purpose of the inspection was to also identify any suspicious materials (where the presence of asbestos could not be confirmed).
- 1.5** The inspection was a level 1 (visual) inspection, and no materials were removed for testing.
- 1.6** I was able to access all areas and there were no limitations during the inspection.
- 1.7** Regulation 422 of the Work Health and Safety Act 2011 states that *‘ a person with management or control of a workplace must ensure so far as reasonably practical, that all asbestos or ACM at the workplace is identified by a competent person. If the materials cannot be identified but a competent person believes that there is a high possibility it is asbestos or ACM, assume that the material is asbestos.’*
- Regulation 425 of the Work Health and Safety Act 2011 states that *‘ a person with management or control of a workplace must ensure that a register (an asbestos register) is prepared and kept at the workplace. The register must indicate the date on which the asbestos was identified as well as the location, type and its condition.’*
- Regulation 428 of the Work Health and Safety Act 2011 applies if asbestos or ACM has been identified at the workplace and states that *‘ a person with management or control of a workplace must ensure that a written plan (an asbestos management plan) for the workplace is prepared and kept up to date.’*
- 1.8** I have prepared a draft Hazardous Substances Management Plan in section 5.0 of this report. This report and Management Plan must be made readily available to all employees, inspectors/auditors, any person authorised by SafeWork NSW, or any person who in the course of any maintenance work may come in contact with any material as recorded in the report.

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2.0 IMPORTANT INFORMATION REGARDING THE SCOPE & LIMITATIONS OF THE INSPECTION AND THIS REPORT

- 2.1 The report is based on the requirements of Australian Standard 4349.1, Part 1, Property Inspections and in accordance with Office of Fair Trading guidelines for building inspections.
- 2.2 This report is not an all encompassing report dealing with the building from every aspect.
- 2.3 **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to me on the date of the inspection. This inspection did not include breaking apart, dismantling, removing or moving objects.
- 2.4 This is a report of the presence of hazardous materials visible at the time of the inspection and contains all notable observations together with what is considered as helpful information and advice.
- 2.5 **This report is made solely for the use and benefit of the client named on the first page of this report, owner of the property, Building Contractor, regulatory authorities, inspectors/auditors, any person authorised by SafeWork NSW, or any person who in the course of any work may come in contact with any material as recorded in the report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party whom may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.**

3.0 CLIENT COMPLAINTS PROCEDURE

In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

4.0 OBSERVATIONS HAZARDOUS MATERIALS AND SUBSTANCES

This is an audit carried out under section 1.6.1 of AS 2601-2001, and in accord with the W H &S Regulations 2011, the Code of Practice for the Safe Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos.

4.1 Methodology:

Level 1 (visual) inspections were carried out for non-friable asbestos (ACM), suspicious materials, friable asbestos (ACM), PCB's and stored chemicals. There were no samples removed for analysis.

4.2 Non Friable Asbestos (ACM):

There is non-friable asbestos (ACM) in the carport and this is included in attachments B, B 1 and B 2 (Register) as follows:

- The external wall cladding and eaves to the dwelling
- The flooring to the bathroom of the dwelling
- The underlay on top of timber flooring to the sunroom of the dwelling
- Some internal wall and ceiling linings to the dwelling
- The external wall cladding and internal wall and ceiling linings to the garage
- The wall cladding to the shed
- The external wall cladding to the sleep-out/granny flat
- Some internal wall linings to the bathroom to the sleep-out/granny flat
- Remnants of ACM in the sub-floor space to the dwelling
- Remnants and broken pieces of ACM stored in the garage, metal shed, and fibro shed

It should be noted that the mere presence of asbestos in a building does not mean that the health of the occupants is endangered. However asbestos containing materials can become hazardous when due to damage, disturbance or deterioration over time, they release fibres into the air.

4.3 Suspicious material:

Any materials of a fibro nature which are concealed, buried in the ground, covering drainage pipes and the like or have been over-sheeted should be treated as suspicious materials and managed in the same manner as ACM until their composition can be determined. Refer to attachment B 3.

4.4 Friable asbestos (ACM):

There was no friable asbestos found internally or externally.

4.5 PCB's:

There was no evidence of PCB's in the property.

4.6 Stored chemicals:

There was no evidence of stored chemicals on the property.

4.7 Lead in paint:

External timbers to all structures contain lead in paint.

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5.0 HAZARDOUS SUBSTANCES MANAGEMENT PLAN

- 5.1 The amount of ACM to be removed is greater than 10 m², and must be removed by a licensed asbestos removal company.
- 5.2 Prior to providing a quotation for the removal and disposal of the asbestos waste the contractor or firm should receive a copy of this audit and report and then visit the site to familiarise themselves with the site, services, location of the hazardous materials, volume of same, site layout, storage and movement area available and need for scaffolding and other safety equipment necessary to expedite the works in accordance with SafeWork NSW and EPA requirements, including notification and site amenities.
- 5.3 The contractor should provide a Work Plan, schedule of works and sequence of operation with their quotation. The contractor is to provide you with a copy of the notification to the SafeWork NSW prior to commencement of removal of the ACM.
- 5.4 The contractor shall indicate the method of removing, bagging and disposal of the asbestos. The contractor shall provide you with a copy of the receipts for tipping and/or waste disposal certificate and then later submit these to Council or the Principal Certifying Authority.
- 5.5 The contractors Work Plan, schedule of works and sequence of operation will need to be approved and signed off by a competent person prior to the commencement of any works. I can provide this service if required.
- 5.6 The works should be inspected by a competent person independent person (i.e. not associated with the removal company) after removal to ensure compliance with the Work Plan, and noted with a clearance certificate. I can provide this service if required.
The clearance inspection must be carried out prior to any other works taking place at the property.
- 5.7 The occupants of neighbouring properties must be given 14 days notice prior to removal of ACM.
- 5.8 If materials are disturbed by drilling, mechanical damage or other means, the cleaning or rectification work must comply with the Code of Practice for the Safe Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos. Any damage and repairs should be listed in attachment C of the Register.
- 5.9 Removal of timbers containing lead in paint must be carried out in accordance with the requirements of Australian Standard 4361.2-1998 Guide to Lead in Paint Management.

N. R. Wallace
8 May 2015.

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PERSONAL DETAILS
NEIL WALLACE

Qualifications:

- Trade Certificate in Carpentry and Joinery.
- Trade Certificate in Roof Plumbing.
- Post Trade Certificate in Building Foreman Clerk of Works (Honours).
- Post Trade Certificate in Building (Building Certificate).
- Graduate Diploma in the Masters of Project Management (UTS).
- Continuing Professional Development (CDP) through membership in industry associations, attending seminars, and updating data, Standards and Codes, and building processes.
- Licensed Builder, No. 36933.
- Accredited Certifier Course, BSAP & DIPNR (UTS).
- Asbestos Inspection, Audits and Removal.
- Asbestos Assessment, Identification and Reporting.

Work experience:

- Employed in the building industry since 1968
- Experience gained in domestic, commercial, industrial and high rise construction. Notable projects include Gavin and Shallala housing estates, Campbelltown and Liverpool, sub-contract Carpenter. Unit developments in Sutherland Shire, Building Foremen/Project Manager. High Court Building and National gallery in Canberra, sub-contract protective coatings, waterproofing and joint sealants. Restoration of buildings. Darling Harbour, sub-contract protective coatings, waterproofing and joint sealants.
- Former part time lecturer in Building Foreman Clerk of Works Post Trade Course at St. George College and Randwick College of TAFE (1985-1989)
- Former Area Manager with the Builders Licensing Board (BLB) and Building Services Corporation (BSC) (1985-1989)
- Expert witness in accordance with the Code of Conduct, for BLB and BSC, (1985-1989), Solicitors and Law firms, and Consumer Trader and Tenancy Tribunal.
- Project Manager/Consultant on 38 medium density redevelopment building sites in the Sydney Metropolitan area carried out under the Federal Government Stimulus Program for Affordable and Adaptable Housing 2009-2011. Total value in excess \$120,000,000.00 including remediation of asbestos contaminated sites.

Self employed as an Accredited Building Consultant since 1989, includes inspection of properties and detailed reports for, purchasers, Owner Builder Warranty insurance, detection of problems and defects, problem solving, and compliance with standards and codes. Fact finding, reporting and assessing condition of properties. Asbestos Audits. Occupational Health and Safety inspections.