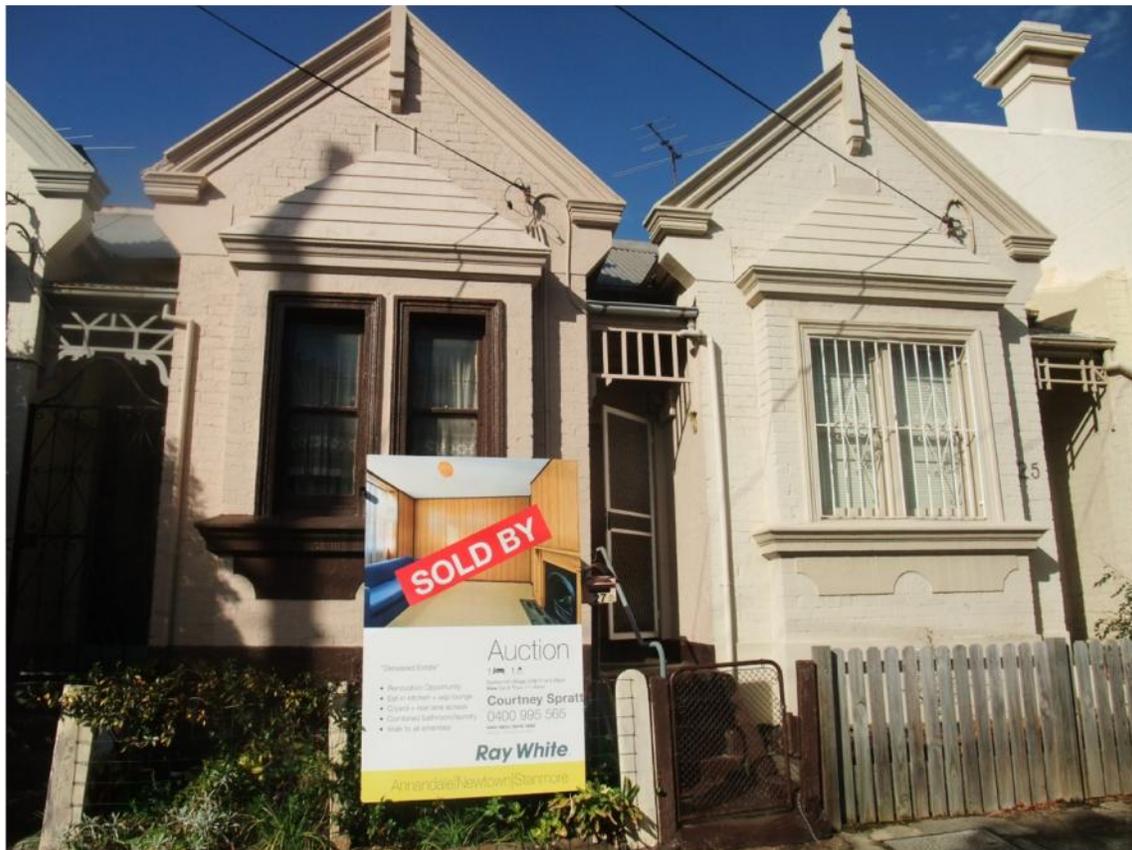




Visual Assessment for Asbestos



[DELETED]



General Details

Client Details

Client Name: [DELETED]
Client Phone: [DELETED]
Client email: [DELETED]

Subject Property and General Items

Subject Property Address: [DELETED]
Date and time of Inspection: **18th July 2011 – 10:30 am**
Weather Conditions: **The weather was fine and dry at the time of the inspection.**
Description of Property: **The subject structure is a terraced dwelling estimated to have been constructed in late 1920's.**

Accommodation

The occupied property has: 2 Bedrooms, 1 Bathroom, Kitchen, Living Area, and Laundry.

Inspector for Effective Building & Consultancy

Mr Thanh Cao – Over 7 years in the building industry, Qualifications include Diploma in Building Studies and Construction, Diploma in Quantity Surveying, Property Assessment Surveyor for Department of Housing. Timber Pest Inspector.

Report Provided by Effective Building and Consultancy

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A division of Effective Building & Construction P\L www.effectiveconsultancy.com.au	ABN: 76 115 177 289 ACN: 115 177 289

The Scope of the Inspection:

The purpose of this report was to visibly identify any asbestos cement sheeting used in the construction of dwelling.

The bathroom and laundry areas were reviewed and the eaves lining and gable cladding. In addition to this the garage ceiling and part of the walls were reviewed.

Contact:

Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained in this report then you should immediately contact the inspector and have the matter explained to you.

If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

To discuss invoicing or other matters, please call our office on the details listed;

t: 02 8677 9904 | **f:** 02 8088 4396 | **m:** 0404 850 007

e: service@effectivebuilding.com.au

Company:

This Report has been provided by Effective Building Consultancy (EBC) a division of Effective Building & Construction Pty Ltd, Building Consultancy Lic No BC2076 and Builders License No 211722C (ABN 76 115 177 289) Proud Master Builders & Building Consultants.

Effective Building Consultancy inspectors use four standard terms when describing the standard of a building, or part of a building.

Results of Visual Inspection

The materials in some of the areas inspected appear to be old style brittle Asbestos based claddings and linings and some are did not such as in the hallway. However at the estimated age of construction (assumed late 1920s) there was no, fibre cement products available and some softer sheeting was available.

The areas inspected were:

1. The bedrooms ceiling and wall linings. Approximately 28m² likely contained of Asbestos.



2. The Kitchen ceiling linings. Approximately 10m² likely contained of Asbestos.



3. The external claddings at the rear. Approximately 2m² likely contained of Asbestos.



4. The Hallway wall and ceiling linings.



These areas does not appear to be Asbestos, the sheeting is more likely plywood material.

5. The Bathroom wall and ceiling linings.



These areas does not appear to be Asbestos, the sheeting is more likely gyprock material.

Asbestos Time Scale

Manufacturing of asbestos products ceased in 1982 and supply of asbestos based products was banned in approximately 1987.

It is reasonable to assume that any cement based sheeting produced before 1982 uses asbestos fibres.

It should also be noted that not all sheets resemble the classic fibro sheeting.

Construction Abbreviations

PLEASE REFER TO THE CONSTRUCTION ABBREVIATIONS & BUILDING INSPECTION AGREEMENT OF THE REPORT

Construction Abbreviations Table

Aluminium Core Dampcourse	Aluminium core damp courses provide a very effective Membrane. They consist of metal centres coated with bitumen.
Asbestos Cement (AC) Sheeting. Also known as Fibro.	In NSW the use of asbestos was discontinued in fibro sheets by 1982, in corrugated sheets by 1984 Asbestos fibres have been used for many years as reinforcement for roof and wall sheeting. Its main defects are brittleness with age, a tendency to explode in fires and low insulation values for heat and acoustics. The asbestos cement sheeting may become brittle with age and crack. Asbestos cement has been phased out in Australia because of the great danger of raw asbestos. Existing asbestos cement sheeting presents no known danger to health as the fibres are bound into the material. If cutting or removing asbestos cement sheeting care should be taken to minimise exposure to airborne asbestos fibres. When working with this sheeting you must comply with the Workcover Australia requirements. Removal of asbestos cement sheeting entails a rigorous safety procedure.
Brick Veneer	Brick Veneer consists of a timber or steel frame structure having an outer leaf of brickwork as the external cladding. A cavity is formed, usually 40mm wide between the frame and the brickwork, which is fastened to the studs with metal or plastic ties. This type of construction gives an external appearance of an all brick construction.
Concrete Slab Footing	A concrete slab footing is one that covers a whole area on which a building is constructed. The slab is concrete reinforced with steel sitting directly on the foundation material.
Concrete Tiles	Concrete tiles, unlike terracotta tiles, will not fret but will tend to loose their colour and will support fungal growths. Fungal growths may change the colour of the concrete tiles but do not cause any weakness or damage to the tiles.
Corrugated Steel Roofing	By using corrugated steel sheeting as the roofing material, decking profiles can have quite a low pitch profile. Corrugated steel is highly water resistant when well maintained.
Conventional Roof	A timber, cut and pitched roof is the traditional way of roof construction. All frameworks is erected on site piece by piece.
Damp Proof Course (DPC)	DPC is a barrier of impervious material built into a wall or pier to prevent moisture from moving to any part of the building. The DPC is built into base wall brickwork. It bridges brick skins and/or the brick and pier. The DPC is laid into the brick wall approximately two courses (two bricks) below the lowest timber member, typically the bearer. DPC can be af varying materials from natural slate and lead to Polythene sheet. It can also be used as a chemical mixed in the mortar.
Fibre Cement Sheeting	Fibre cement products come about as a replacement for the widely used "Asbestos Cement Sheeting" product manufactured by "James Hardie".
Gypsum Plasterboard	Gypsum plasters are widely used as the core of sheets that are heavily paper covered on both faces and have a very smooth surface. These sheets can be glued or nail fixed to timber or metal framing and can be used to build a fire resistance rating in partitions and walls.

Defects Major	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Defects Minor	Any Defect that is not major.
Lichen	A growth often found on terracotta roof tiles. It is a symbiotic organism of algae and fungus. Experts believe it has minor damaging effect on the tiles but may cause problems by diverting water flow over the tiles.
Metal Decking	Metal decking should always be well maintained with a painted surface to avoid rust damage. Paint is not essential to prevent rust but the decking itself is only minimally rust resistant. Metal decking comes in a variety of profiles. The strength of the decking is reliant on the thickness and profile, therefore some of the decking can be walked on but some may buckle under such pressure.
Mortar Bed	The mortar, which holds the ridge capping in place, may crack due to movement in the roof, the usual expansion and contraction, or by branches falling on the roof. It is important that the ridge capping be secured with mortar to avoid possible leaks into the roof space. This is also the joint between bricks.
Mould	Mould is a form of fungal infection, and is initiated by the germination of airborne spores which are ever present in the atmosphere. Two things are necessary for successful germination and subsequent growth of mould and fungus, they are; organic material and moisture. They will not commence with less than 20% moisture content. Generally building timbers should be from 9% to 15% in use.
Pier and Strip Footing	Pier and strip footing construction consists can be of brick, stone piers and walls, or re-enforced concrete strip and mass concrete (no reinforcing) blob footings. The whole structure is supported on these footings, which transfer the load into the foundation.
Pitched Roof	A pitched roof has at least two sloping surfaces meeting at an apex point "ridge". They may be straight gable roofs, hip roofs, hip and valley roofs or a combination of all of these.
Skillion Roof	This is a roof with a single roof plane. It is also called a flat roof and a leanto roof depending on the location of its use or the steepness of its slope (pitch).
Steel Lintels and Arch Bars	A major problem with lintels is that they are exposed on the exterior of a house and, when made of steel, are prone to rust. If this is treated early - by cleaning, priming and painting - you will have few problems. If rust is advanced, the lintel will swell, causing the brickwork to crack and eventually causing considerable damage. Galvanised steel lintels will outlast the primed mild-steel variety. Galvanised steel lintels may last up to 100 years without requiring any maintenance against rust.

Terracotta Roof Tiles	<p>Terracotta Meaning ‘baked earth’ in Italian, is a natural clay product that has been used throughout the ages for protection against the elements. The origin of clay roofing tile can be traced independently to two different parts of the world: China, during the Neolithic Age, beginning around 10,000 B.C.; and the Middle East, a short time later. From these regions, the use of clay tile spread throughout Asia and Europe.</p> <p>Terracotta tiles, although brittle, are very permanent in resisting most temperate to hot weather conditions, however they may not be immune to damage from salt spray in coastal areas. Because of the brittleness of these tiles, walking on them should be done with care or avoided completely if possible.</p>
Timber Frame	<p>A timber frame house is clad internally and externally. The timber frame does the entire structural load bearing work, supporting the roof, ceiling and wall cladding.</p>
Truss Roof	<p>n buildings. They are very accurate, designed to stress requirements and are supported only on the outside frames of a house. Trusses give few problems, but in aggressive environments it is worth checking the nail plates for rust. If rust is found, treat it with anti-rust paint. If any of the cords (timber lengths) of a truss breaks or is damaged, the truss will not operate properly and the joint will have to be repaired.</p>
Vinyl Cladding/Siding	<p>Vinyl siding comes in two types: very thin sheets which perform best if attached to an existing backing such as sheet cladding or weatherboards, or thick PVC boards which are a cladding in their own right. Vinyls are colourfast and do not need repainting, but must be securely fixed. The thicker boards can simply be nailed up in the same way as ordinary Weatherboards. They may include an insulating backing.</p>
Wet Rot	<p>Wet rot or decay is caused by excessive and continuous periods of dampness that results in decomposition of the fibres. One of the most common areas of the home to suffer from wet rot is the timber structure under the shower or bath recess. This will occur if the water proofing of the bathroom is penetrated. To remedy this, the damaged timbers may need to be replaced and the leaking area will need to be repaired. To prevent wet rot in all areas of the property, sub-floor timbers should be kept dry and external timbers should have paint maintained and the surrounding.</p>