



BEFORE YOU BUY
BEFORE YOU BUILD

NZ Asbestos Inspection and Condition Report (Sampling)

Inspection Date: Thu, 7 Nov 2024

Property Address:



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. 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. This Report contains reference to material that is the copyright of Standards New Zealand reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Thu, 7 Nov 2024

Modified Date: Sat, 9 Nov 2024

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address:

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

| | Found | Not Found |
|--------------------------------------|-------|-----------|
| ACM - Urgent and Hazardous Condition | | ✓ |
| ACM - High Risk Condition | | ✓ |
| ACM - Low Risk Condition | | ✓ |
| ACM Confirmed in Samples | ✓ | |
| ACM Samples Negative | ✓ | |

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition despite having Asbestos (ACM or ACD) present.

SAMPLE

Section B General

General description of the property

| | |
|---------------|--------------------------------------|
| Building Type | Detached, Semi-Detached, Residential |
|---------------|--------------------------------------|

| | |
|-------------------------|---------|
| Company or Strata title | Unknown |
|-------------------------|---------|

| | |
|-------|----------|
| Floor | Concrete |
|-------|----------|

| | |
|-----------|-----------|
| Furnished | Furnished |
|-----------|-----------|

| | |
|-----------------|---|
| No. of bedrooms | 2 |
|-----------------|---|

| | |
|----------|----------|
| Occupied | Occupied |
|----------|----------|

| | |
|-------------|-------|
| Orientation | North |
|-------------|-------|

| | |
|-------------------------|----------------|
| Other Building Elements | Not Applicable |
|-------------------------|----------------|

| | |
|----------------------------|----------------|
| Other Timber Bldg Elements | Not Applicable |
|----------------------------|----------------|

| | |
|------|----------------|
| Roof | Not Applicable |
|------|----------------|

| | |
|---------|--------|
| Storeys | Single |
|---------|--------|

| | |
|-------|----------------|
| Walls | Not Applicable |
|-------|----------------|

| | |
|---------|------|
| Weather | Fine |
|---------|------|

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and the presence of Asbestos or Asbestos Containing Materials or Dust may not be obvious until removed or access provided.

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

Inaccessible areas were excluded from this inspection. Inaccessible areas have not been assessed for the presence of Asbestos or Asbestos Containing Materials Dust. The client is strongly advised to make these areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Asbestos, Asbestos Containing Materials and / or Asbestos Containing Dust may be concealed by the following obstructions which prevented full inspection:

- Not Applicable

The presence of obstructions increases the risk of undetected Asbestos, Asbestos Containing Materials and Dust. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Low**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Inspection Findings

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

Asbestos, Asbestos Containing Materials and Asbestos Dust 4.01

Building: Main Building
 Location: Roof Exterior > All Areas
 Finding: Asbestos - ACM Confirmed (NZ)
 Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a IANZ 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).



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.02

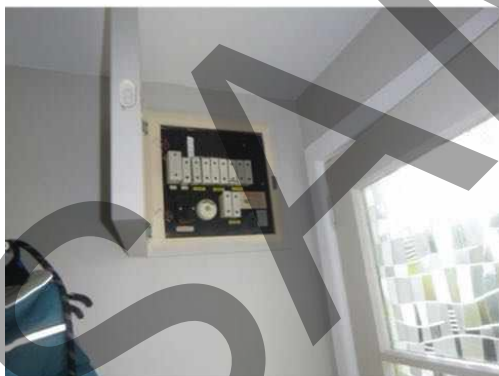
Building: Main Building
 Location: Roof Exterior > All Areas
 Finding: Asbestos - ACM Confirmed (NZ)
 Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a IANZ accredited laboratory. The sample results confirmed

that the material/s tested do contain Asbestos. The results indicated that the type of Asbestos is (White Chrysotile or Brown Amosite or Other).



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.03

Building: Main Building
 Location: Entry > Centre
 Finding: Asbestos - ACM Confirmed (NZ)
 Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a IANZ 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).



Section D Inspection Findings

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.co.nz.

D5 Conclusion - Assessment of overall condition of property

-

At the time of inspection the the property samples were taken from the area were suspected (ACM) Asbestos Containing Materials are identified.

A chain of custody was submitted to the IANZ accredited Lab with said samples.

ASBESTOS HAS BEEN DETECTED IN THE SAMPLES FROM

THE FUSE BOARD.

THE EXTERIOR SOFFITS.

THE ROOF TILES.

NO ASBESTOS DETECTED IN THE CEILING TILES.

PLEASE NOTE.

THERE ARE NO RISKS ASSOCIATED WITH MATERIALS CONTAINING ASBESTOS IF THEY REMAIN IN GOOD CONDITION AND ARE LEFT UNDISTURBED.

For further information, advice and clarification please contact Don Part on: 021 399 225

For further information, advice and clarification please contact Don Part on: 021 399 225

Section D Inspection Findings

The following items were noted as - ACM Samples Negative

Noted Item

Building: Main Building
Location: Lounge Room > All Areas
Finding: Asbestos - Negative Lab Result (NZ)
Information: Samples of suspected Asbestos Containing Material (ACM) were removed from the building for analysis by a IANZ accredited laboratory.

The samples analysed were free of Asbestos fibres.



Definitions to help you better understand this report

| | |
|--|---|
| Access hole (cover) | An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair. |
| Accessible area | An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection. |
| Appearance defect | Fault or deviation from the intended appearance of a building element. |
| Asbestos | Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals including the following: (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f). |
| Asbestos Removal Licence | Asbestos removal licence means a Class A asbestos removal licence or a Class B asbestos removal licence under WHS Regulations Chapter 8. |
| Asbestos Removal Work | Asbestos removal work means: (a) work involving the removal of asbestos or ACM or (b) in Part 8.10, Class A asbestos removal work or Class B asbestos removal work. |
| Asbestos Removalist | Asbestos removalist means a person conducting a business or undertaking who carries out asbestos removal work. |
| Asbestos Waste | Asbestos waste means asbestos or ACM removed and disposable items used during asbestos removal work including plastic sheeting and disposable tools. |
| Asbestos-Containing Dust or Debris (ACD) | Asbestos-contaminated dust or debris (ACD) means dust or debris that has settled within a workplace and is, or is assumed to be, contaminated with asbestos. |
| Asbestos-Containing Material (ACM) | Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos. |
| Asbestos-Related Work | Asbestos-related work means work involving asbestos (other than asbestos removal work) that is permitted under the exceptions set out in regulation 419(3), (4) and (5). |
| Building and Site | The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s). |

| | |
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| Building element | A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space. |
| Client | The person or other entity for whom the inspection is being carried out. |
| Defect | Fault or deviation from the intended condition of a material, assembly, or component. |
| Encapsulation (Asbestos) | Encapsulation of Asbestos Containing Materials is a general term for management strategies which may be advised. Depending on the product and location of it encapsulation will usually involve the application of a sealant product. Encapsulation by the use of partitions is not advised or generally allowable. Refer to your Inspector for more advice, encapsulation should always be undertaken by a trained and experienced and where required licensed technician. |
| Friable Asbestos | Friable asbestos means material that: (a) is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry and (b) contains asbestos. |
| In-Situ Asbestos | In situ asbestos means asbestos or ACM fixed or installed in a structure, equipment or plant, but does not include naturally occurring asbestos. |
| Inspection | Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building. |
| Inspector (NZ) | A person, partnership or company qualified and experienced to undertake property inspections. |
| Limitation | Any factor that prevents full or proper inspection of the building. |
| Major - Asbestos | A Major Defect in the context of an Asbestos Inspection and Condition Report is any Asbestos or ACM which is present in the building, in a poor condition or in a high-risk situation. This may include but is not limited to Asbestos or ACM which has a higher probability of airborne fibre release due to the age of materials, material deterioration, damage or probability of damage and degree of human interaction with or access to the element. |
| Membrane Filter Method | The membrane filter method means the membrane filter method described in the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)]. |
| Minor - Asbestos | Minor in the context of an Asbestos Inspection relates to Asbestos which is found to be present in the building or on the site but that is in comparatively good condition with a low probability of fibre release. For example, the Asbestos or ACM could be in a low traffic area, with little |

probability of interaction or use and is in good, encapsulated or sealed condition.

Naturally Occurring Asbestos Naturally occurring asbestos means the natural geological occurrence of asbestos minerals found in association with geological deposits including rock, sediment or soil.

Non-Friable Asbestos Non-friable asbestos means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound. Note: Non-friable asbestos may become friable asbestos through deterioration (see definition of friable asbestos).

Readily Accessible Areas Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces or subfloors where the minimum area of accessibility is not less than 400 mm high by 500 mm wide for manholes, and crawl space access is not less than 600 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and
- (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Reasonably Practicable In most acts and regulations, 'reasonably practicable', in relation to a duty to ensure health and safety, means that which is, or was at a particular time, reasonably able to be done in relation to ensuring health and safety, taking into account and weighing up all relevant matters including: (a) the likelihood of the hazard or the risk concerned occurring and (b) the degree of harm that might result from the hazard or the risk and (c) what the person concerned knows, or ought reasonably to know, about: (i) the hazard or the risk and (ii) ways of eliminating or minimising the risk and (d) the availability and suitability of ways to eliminate or minimise the risk and (e) after assessing the extent of the risk and the available ways of eliminating or minimising the risk, the cost associated with available ways of eliminating or minimising the risk, including whether the cost is grossly disproportionate to the risk.

Respirable Asbestos Fibre Respirable asbestos fibre means an asbestos fibre that: (a) is less than 3 micrometres wide and (b) more than 5 micrometres long and (c) has a length to width ratio of more than 3:1.

Roof space/Roof void Space between the roof covering and the ceiling immediately below the roof covering.

| | |
|--------------------------|--|
| Safety Hazard - Asbestos | Asbestos categorised as a safety hazard within the context of an Asbestos Inspection and Condition Report is Asbestos which due to its degraded condition, damage or any other factor in the opinion of the inspector requires immediate and urgent application of management strategies to minimise risk of further airborne fibre release until a more suitable strategy for its removal or encapsulation is made. |
| Significant item | An item that is to be reported in accordance with the scope of the inspection. |
| Structural defect | Fault or deviation from the intended structural performance of a building element. |
| Structural element | Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection. |
| Subfloor space | Space between the underside of a suspended floor and the ground. |

SAMPLE

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the inspection.

We own the copyright in this report and may make it available to third parties.

Common Areas in multi-unit buildings are excluded from the inspection and it is the Client's responsibility to inform themselves of the condition of Common Areas

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a building or structural report. Other than in relation to termites and timber pests, this report does not address any health and safety risks relating to the Property, including its structure.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of

their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current NZ Standards, Building Regulations, building warranty of fitness and services described on a compliance schedule, planning, resource consent issues, long term maintenance planning, rental property tenancy inspections, heritage obligations, compliance with body corporate rules, cross leases memos or company title occupation agreements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.