

Asbestos Risk Categories & Conditions:

- a) **High:** The Asbestos is a high risk to persons occupying the property. Extensive maintenance or removal of the asbestos material by a licensed asbestos removal company is required.
 - b) **Medium:** There is potential risk to persons occupying the property, if the asbestos material is disturbed or not regularly maintained.
 - c) **Low:** The current maintenance is satisfactory and the Asbestos surfaces are well sealed.
 - d) **Good Condition:** The current condition of the Asbestos material needs immediate and regular maintenance to improve its current condition and prevent further deterioration.
 - e) **Satisfactory Condition:** The Asbestos material needs immediate and regular maintenance to improve its current condition and prevent further deterioration.
 - f) **Poor Condition:** The current condition of the Asbestos material is posing a high health risk to persons inhabiting the property. The material may be badly corroded, not paint sealed, broken up and with exposed raw materials evident.
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Further Notes Concerning Your Report:

- 1. The Client hereby acknowledges that all information given in this report document is based on the Company's Construction and Consulting experience.
- 2. All inspections are done visually unless otherwise prearranged. BSP Construction Consultants reserves the right to exempt any area of the home from its reports if they cannot be safely examined at the time of inspection; this can include but is not limited to excessively high roofs, confined spaces or any exterior inspection carried out during inclement weather.
- 3. No items, either internally or externally, will be moved at the time of inspection therefore any defects present in the property at the time of inspection that cannot be viewed due to obstruction by any object are exempt from this report.
- 4. Professionals have compiled any additional information accompanying these documents and BSP Construction Consultancy takes no responsibility for any external information provided.
- 5. All reports are valid for twelve months from the date of inspection.
- 6. This report is only valid for the Client noted on the front page of the report. Any transfer of the report will render the information contained within null and void due to our insurance cover being only for the persons stated on the cover of the report supplied.

7. Any areas over the height of 2600mm will not be viewed unless prior arrangement is made due to our safety requirements.
8. The signed original copy of the report supersedes all other formatted copies of the report.
9. This report remains the property of BSP Construction Consultants Pty Ltd until full payment has been made by persons named on the cover of the report.

Key Terms found in Report (Note – Not all terms will be found in every report)

- i. Good Condition – Whereby the part of the property being referred to is in a well maintained state and does not require any immediate attention in order to retain its current form.
- ii. Satisfactory Condition – Whereby the part of the property being referred to is either in a sound or average state and is not likely to cause a structural fault in the foreseeable future but may require some maintenance in the near future.
- iii. Poor Condition – Whereby the part of the property being referred to is either in a sound or average state and is not likely to cause a structural fault in the foreseeable future by may require some maintenance in the near future.
- iv. Structural Fault – A structural fault in a property is any area of the structure that has lost its designed structural integrity. Properties that are suspected to have a structural fault must be inspected immediately to determine the origin of the fault and the required repairs, as some structural faults can be a danger to the inhabitants of the property if not rectified.
- v. Maintenance Item – Is any item viewed which requires minor repair to ensure the property's overall condition is maintained to an acceptable standard. Whereby the part of the property being referred to, whilst posing no threat to the structural integrity of the property, does need monitoring to ensure its state does not worsen.

Asbestos Material Notes:

1. The presence or absence of Asbestos in a material cannot be definitively determined without the aid of a microscope or similar visual aid. The Asbestos was not laboratory tested at the time of this inspection; this can be arranged by appointment through BSP Construction Consultants if required.
2. All persons performing repairs, alterations or demolition works to the property must be notified of all the possible Asbestos materials identified to ensure correct handling of Asbestos material can occur. All Asbestos material must not be handled, drilled or cut by persons without the use of adequate personal protective equipment. Asbestos material should always be handled by professionally trained and licensed persons, as airborne Asbestos fibres can be extremely hazardous. The painting maintenance to all Asbestos material should be done regularly to maintain its good condition and help prevent the risk of airborne or loss Asbestos fibres.
3. All Asbestos material in the property would need to be removed by a licensed contractor to ensure the property is totally risk free.