

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 a 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 is good, usually well paint sealed and the surface condition is not corroded.
 - 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.
-

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 experience and its knowledge of the current Australian Building Standards and Codes. All our reports are done in accordance and in reference to all the Building Codes and Standards of Australia.
- 2. All inspections are done visually unless otherwise prearranged. BSP Construction Consultants reserves the right to exempt any area of the property from its reports, if they cannot be safely examined at the time of inspection, this can include but is not limited to excessively high single storey roofs, 2 storey and higher roof areas, confined spaces or any exterior inspection carried out during inclement weather.
- 3. No items including planting or soil, 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. The structural integrity of all Building materials may not be fully ascertained by a visual inspection only.
- 5. All cracks in the property should be monitored and re-inspected by either a Building Consultant or Structural Engineer if any further movement occurs
- 6. All timber/steel balcony, mezzanine and decking structures should be weight rated by a Certified Structural Engineer before loading.

7. Professionals have compiled any additional information accompanying these documents and BSP Construction Consultancy take no responsibility for any external information provided that has not been originally produced by BSP Construction Consultants.
8. All reports are valid for twelve months from the date of the site inspection.
9. 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
10. Any areas over the height of 3200mm may not be viewed unless prior arrangement is made due to our company's insurance safety requirements and limitations of our standard supplied ladders.
11. Ceiling access panels that are impeded by objects or located in a confined space that does not allow the use of ladder access may not be inspected.
12. BSP Construction Consultants takes no responsibility for water leaks or damage to the property that has been temporarily concealed or not visible at the time of our site inspection.
13. BSP Construction Consultants takes no responsibility for any structural faults caused by termite damage to the property. It is recommended that all properties have a full termite inspection done by a licensed pest inspector. Termite damage may not be viewed by a visual inspection only.
14. BSP Construction Consultants takes no responsibility for ceilings that become sagged if they are glue fixed only and not screw & glue fixed into position. The fixing methods of the ceilings cannot be fully determined with a visual inspection only.
15. Note: All ceiling light fittings should be adequately protected from the insulation material, so as to prevent fire hazards.
16. The plumbing fixtures and electrical appliances are not tested at the time of this inspection. It is recommended that all fixtures be re-tested at the time of settlement so they can be confirmed to be in good working order. Fixtures that should be tested at the time of a settlement inspection include, air conditioners on both hot and cold settings, ovens, cook tops, built in fridges, all lights, all tap fixtures, all toilets, bath and basin drains, inbuilt gas or electric heaters, ceiling fans, pool equipment and dishwashers.
17. The air conditioning, spa baths, heaters, ovens, cooktops, reticulation and pools will not be tested at the time of our inspection. It is recommended that these items be tested by qualified contractors or at least fully tested at the time of your settlement inspection. Defects that can be visually identified will be noted on our report document supplied.
18. Cancellation fees will apply to all jobs that are cancelled with less than 24 hours' notice. The cancellation fee will be 50% of the total cost of the inspection.
19. The signed original copy of the report supersedes all other formatted copies of the report.
20. The report remains the property of BSP Construction Consultants Pty Ltd until full payment has been received.

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 immediate maintenance or in the near future.
- iii. **Poor Condition** – Whereby the part of the property being referred to is in a below average state and requires maintenance in order to avoid the possible onset of a structural fault. A maintenance item that is mentioned to be in poor condition will require extensive repairs or replacement.
- iv. **Structural Fault** – A structural fault in a property, is any area of the structure that has lost its designed structural integrity, the material or structure is no longer fit for its intended purpose. 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. **Settlement Movement** – Settlement movement is the normal movement in a property, which can be caused by many factors. Settlement movement occurs to some degree in all properties throughout their life. Excessive settlement movement can be evidence of structural deficiencies in the foundation of the property. Contributing factors to the property's settlement movement are:
 - a) The roof structure will move slightly due to changes in temperature, causing expansion and contraction of the roof framing. This movement can pull or push the walls of the property and cause minor cracking.
 - b) The stormwater drainage around the property can be a major cause for both internal and external settlement cracks. If the property doesn't have satisfactory stormwater drainage, water can pool around the foundations of the property and cause minor movement in the foundations of the property. Existing stormwater drainage can also become blocked or fill with soil. If the stormwater drains are overflowing in wet weather then they need to be checked for blockages and cleaned out by a licensed plumbing contractor.
 - c) Vibrations from neighbouring construction or excavation works can cause minor movements in the foundations of existing property, which in turn can cause both internal and external cracking.
 - d) Settlement cracks can appear, but are not limited to, above and below the window and doorframes, around the ceiling cornices and between suspended floors in multiple storey properties. Whilst settlement cracks do not usually pose structural problems to a property, all cracks should be inspected to determine their cause and ensure they are of not structural concern. Settlement crack repairs should be a part of a property's annual maintenance plan.
- vi. **Maintenance Item** – Is any item viewed which requires repair to ensure the property's overall condition is maintained at 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.

- vii. Popping Ceiling Fixing Screws – This is caused by the incorrect installation of the ceiling fixings and glue or through movement in the ceiling sheeting, the fixing screws pull through the ceiling sheets and can be viewed as a round bump, hole or indent. This problem will need to be repaired by a qualified ceiling fixing contractor to ensure the ceilings remain stable.
- viii. Steel Lintel – Is the steel support beam situated at the top of window and door frames to support brickwork and roof loads above these openings. These lintels will vary in size depending on the property's engineering design plan.
- ix. Drummy – A hollow sound emanating from a section of wall plastering or tiling. This is usually caused by the incorrect installation of the plaster/tile. The plaster or tile has not bonded correctly with the surface behind and there is a small gap between the two materials.
- x. Underpurlin Beam – Is a structural roof member, which is usually situated mid span of the rafters. The underpurlin beam provides support to the rafters to prevent sagging (deflection) in the roof frame.
- xi. Strut – Is a structural roof member, which is fitted to give structural support to the beam members of the roof frame.

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 air. 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 material should be done regularly to maintain its good condition and help prevent the risk of airborne or loose 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.