HOW TO CONDUCT A VISUAL ASBESTOS INSPECTION OF A RESIDENTIAL PROPERTY

STEP 1: COUNCIL
Check with Council or State and Territory Government if you need to maintain a formal Asbestos Register and Management Plan or if the property may have been affected by loose-fill asbestos (Mr Fluffy) if in NSW or the ACT.

STEP 2: WHAT TO LOOK FOR
Visit asbestosawareness.com.au to view:

- The 20 Point Safety Checklist for Tradies
- ‘Asbestos In Your Home – The Ultimate Renovators Guide’ and,
- ‘Asbestos Product Database’ to familiarise yourself with the products that may contain asbestos.

STEP 3: EXTERNAL
Start in the front yard of the property. Walk around the yard looking at the various Checklist locations.

STEP 4: INTERNAL
Start at the front door. Walk through the home, one room at a time looking at Checklist locations. If you think something may be asbestos, TICK the box ‘MAY BE Asbestos’ (MBA). If asbestos ‘Requires Repairs’ or is in need of paint or is broken, CROSS the box RR.

STEP 5: WET AREAS & HEATING
Asbestos products were commonly used in wet areas and with wood-fuelled heating so pay particular attention to kitchens, bathrooms, laundries and fireplaces. If you think something may be asbestos, tick the MBA box.

REMEMBER:
YOU ARE CONDUCTING A VISUAL INSPECTION ONLY. DO NOT DISTURB ANY MATERIAL THAT MAY BE ASBESTOS. IF A SAMPLE OF MATERIAL IS TO BE TESTED, CONTACT A LICENCED ASBESTOS ASSESSOR OR OCCUPATIONAL HYGIENIST.

WHAT DO YOU KNOW ABOUT THE PROPERTY?
To help determine if asbestos is likely to be present in a property, circle the answers to the following:

- Was the home constructed before 1987 (if known)? Yes / No
- What is the main material the home is made of? Brick / Weatherboard / Fibro / Clad
- Are there any additions or extensions to the building? Yes / No If Yes, what year? ________
- Were there any known renovations conducted before 1987? Yes / No
- Are there additional buildings or structures on the site that may contain asbestos such as dog kennels, garages, carpports, outdoor toilets or backyard sheds? Yes / No
1 IN 3 AUSTRALIAN HOMES CONTAIN ASBESTOS!

DO YOU KNOW WHERE ASBESTOS COULD BE IN RESIDENTIAL PROPERTIES?

- Insulation for hot water pipes and tank
- Eaves and gables ends
- Internal and external ventilators
- Splashback
- Sheds & external toilets
- Internal walls & ceiling
- Dog Kennel
- Loose fill insulation in roof cavity
- Ridge capping
- Corrugated asbestos cement roofing
- Gutters
- Downpipes
- Fence
- Compressed asbestos sheet cement flooring
- "Tilux" marble finish wall panel
- Internal angle mouldings
- Backing of vinyl sheet flooring and carpet underlay
- Flues to fireplaces
- OTHER
  - Brake and clutch linings
  - Buried and dumped waste materials

- Garage
- Vinyl floor tiles
- Backing for electrical meter boards
- Wall sheeting
- Insulation below wood heater
- External angle mouldings
**EXTERNAL HOME CHECKLIST**

### FENCING

<table>
<thead>
<tr>
<th>Item</th>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
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<tbody>
<tr>
<td>Front fence</td>
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<td>Left fence</td>
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<td>Right fence</td>
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<tr>
<td>Rear fence</td>
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<tr>
<td>Other</td>
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</table>

### OTHER EXTERNAL PLACES

<table>
<thead>
<tr>
<th>Item</th>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
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<tbody>
<tr>
<td>Cement slabs</td>
<td></td>
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<tr>
<td>Under houses</td>
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<td>Stored behind sheds</td>
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<td>In the ground or garden beds</td>
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<tr>
<td>Formwork for garden beds</td>
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</tbody>
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For other items or areas of the home, visit asbestosawareness.com.au to download additional blank tables.

**REMEMBER:**

When doing minor repairs or maintenance refer to Fact Sheets available from asbestosawareness.com.au. For major repairs or removal of asbestos materials, ONLY use licenced asbestos removalists because **it's not worth the risk!**

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