

# PLUMBERS & DRAINERS



## RESIDENTIAL ASBESTOS Checklist for Tradies



Date visually inspected \_\_\_\_\_

Name of property owner \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_



### 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 1990 (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 1990? **Yes / No**
- Are there additional buildings or structures on the site that may contain asbestos such as dog kennels, garages, carports, outdoor toilets or backyard sheds? **Yes / No**

### 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.**

### 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](http://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

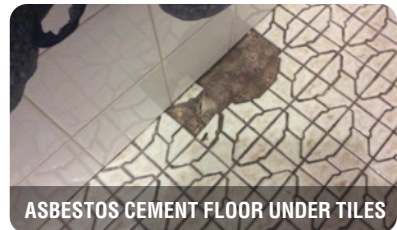
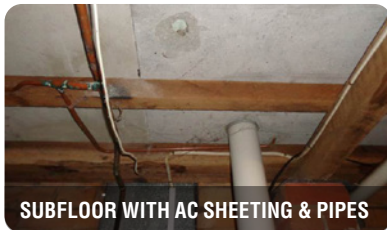
Start in the front yard of the property. Walk around the yard looking at the various Checklist locations.

#### 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.

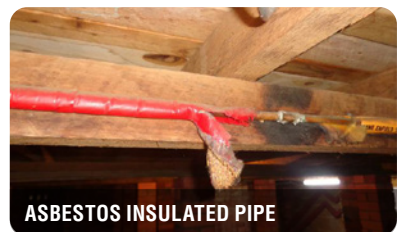
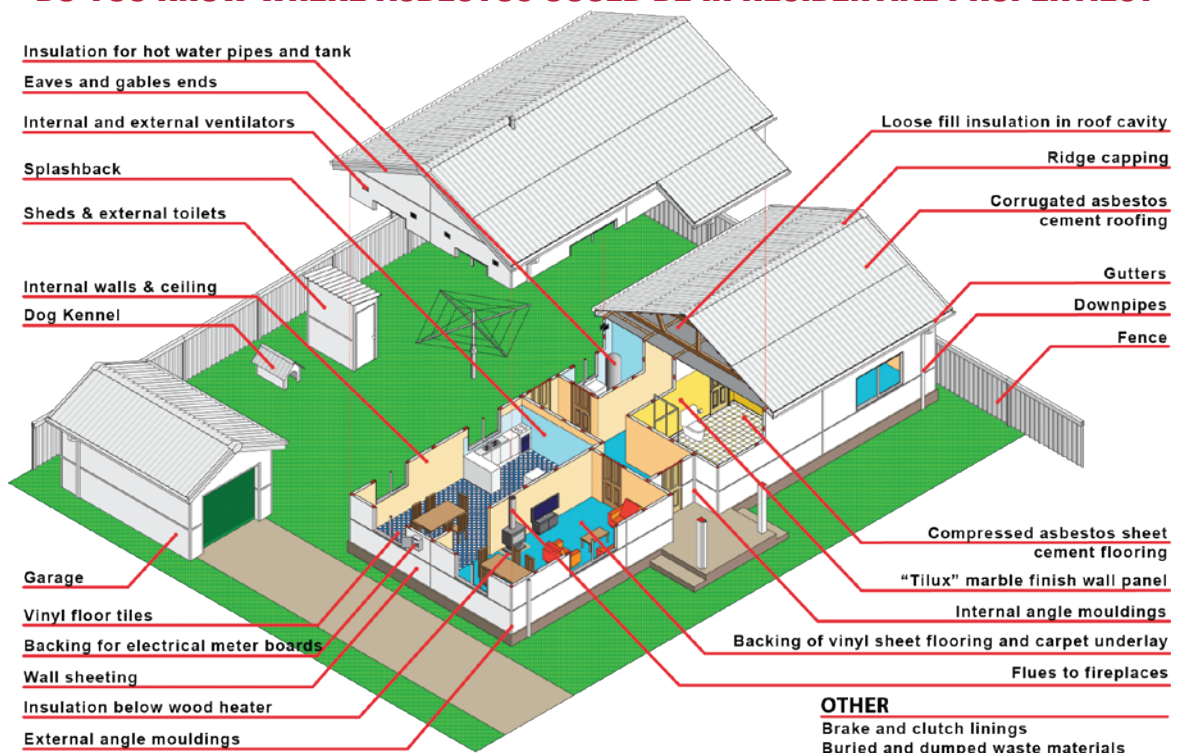
#### STEP 5: WET AREAS & HEATING

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.



# 1 IN 3 AUSTRALIAN HOMES CONTAIN ASBESTOS!

## DO YOU KNOW WHERE ASBESTOS COULD BE IN RESIDENTIAL PROPERTIES?





✓ If you think something *'Might Be Asbestos'*,  
TICK the box **MBA**.

✗ If it *'Requires Repairs'*, is in need of paint or is broken,  
CROSS the box **RR**.

EXTERNAL PROPERTY	MBA (Tick)	RR (Cross)
External walls	✓	✗
External angle moldings (on corners)	✓	
Joinery strips (to cover joins)		

## EXTERNAL HOME CHECKLIST

EXTERNAL PROPERTY	MBA (Tick)	RR (Cross)
External walls (asbestos cement (AC) sheeting, corrugated, artificial brick)		
External angle moldings (on corners)		
Joinery strips (to cover joins)		
Architrave around doors and windows		
Roof		
Roof capping		
Guttering		
Downpipes		
Eaves and gables		
External ventilation outlets		
Walls of extension to property		
Cement slabs		
In cement flooring		
Insulation for hot water pipes and tanks		
Electrical meter boards incl. ceramic fuses		
Formwork of cement slabs		
Sealants in air conditioning ducting joins		

HEATING & COOLING	MBA (Tick)	RR (Cross)
Gussets in ducted air-conditioning systems		
Fireplace, flues		
Hot water system		



WATER PIPE SOCKETS AND BENDS

## DANGER

**DO NOT ENTER CEILING SPACE OR SUBFLOOR AREAS OF PROPERTIES LOCATED IN COUNCIL REGIONS THAT HAVE BEEN IDENTIFIED AS LOOSE-FILL REGIONS.**

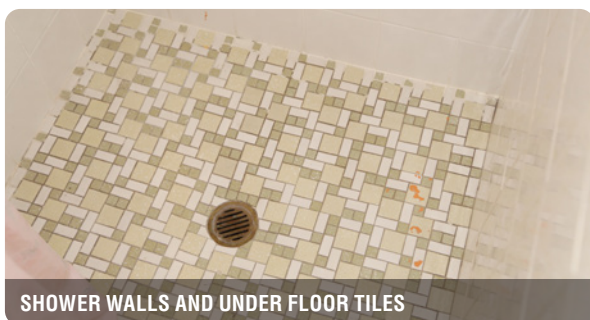
To check if your residential worksite is located in an affected area, contact the Council, NSW Fair Trading or the A.C.T. Government.

SUBFLOOR SPACE	MBA (Tick)	RR (Cross)
Broken pieces of asbestos sheeting		
Lagging around hot water pipes		

EXTENSION OR GRANNY FLAT	MBA (Tick)	RR (Cross)
External walls		
External angle moldings (on corners)		
Joinery strips (to cover joins)		
Roof		
Roof capping		
Guttering		
Downpipes		
Eaves and gables		
External ventilation outlets		
Bathroom		
Kitchenette		
Floor coverings		
Fireplace		
Laundry		

## INTERNAL HOME CHECKLIST

BATHROOM 1	MBA (Tick)	RR (Cross)
Asbestos cement sheeting walls		
Asbestos cement sheeting ceiling		
Tilux (coloured, patterned walls)		
Architrave around doorways and windows		
Cornices or moldings		
Joinery strips in walls		
Internal ventilation outlets		
Behind wall paper (sometimes used to disguise asbestos wall sheeting)		
Floor tiles, bathroom carpet lino, vinyl		
Wall tiles		
Lagging: hot water pipes under the sink and behind walls in wall cavities		



SHOWER WALLS AND UNDER FLOOR TILES



KITCHEN WITH AC WALLS AND TILUX SPLASH BACK

BATHROOM 2	MBA (Tick)	RR (Cross)
Asbestos cement sheeting walls		
Asbestos cement sheeting ceiling		
Tilux (coloured, patterned walls)		
Architrave around doorways and windows		
Cornices or moldings		
Joinery strips in walls		
Internal ventilation outlets		
Behind wall paper (sometimes used to disguise asbestos wall sheeting)		
Floor tiles, bathroom carpet lino, vinyl		
Wall tiles		
Lagging: hot water pipes under the sink and behind walls in wall cavities		

**NOTE:** OTHER THAN WALLS AND CEILINGS, WET AND HEAT AREAS ARE THE MOST COMMON PLACES TO FIND ASBESTOS-CONTAINING PRODUCTS INSIDE THE HOME.

KITCHEN	MBA (Tick)	RR (Cross)
Walls		
Ceiling		
Architrave around doorways and windows		
Cornices or moldings including angle moldings and adhesives		
Joinery strips in walls		
Internal ventilation outlets		
Behind wall paper (sometimes used to disguise asbestos wall sheeting). Wall papering was common in the 70s and 80s.		
Floor coverings may include: lino, vinyl floor tiles and ceramic tiles. (fibro sheeting sometimes used to level floors)		
Wall tiles		
Tilux splashbacks		
In older kitchens: Laminate benchtops (Formica) and sometimes vinyl sheeting lining cupboard shelves.		
Asbestos cement sheeting under Vinyl floor coverings		
Oven door seals		
Fire Blankets		
Wall tiles usually above sink		
Flue in fuel stove		
Lagging (insulation): hot water pipes under the sink and behind walls in wall cavities		
Exhaust canopy over stove (asbestos lagging and/or asbestos cement sheeting surround		



TILUX SHOWER RECESS  
PHOTO COURTESY OF TOWNSVILLE ASBESTOS

LAUNDRY	MBA (Tick)	RR (Cross)
Asbestos cement sheeting walls		
Asbestos cement sheeting ceiling		
Tilux (coloured, patterned walls)		
Architrave around doorways and windows		
Cornices or moldings		
Joinery strips in walls		
Internal ventilation outlets		
Unlined walls (if exterior wall is fibro and timber framework is visible, the inside walls should be enclosed or sealed with paint)		
Floor tiles, lino, vinyl		
Wall tiles (usually above sinks)		
Lagging: hot water pipes under the sink and behind walls in wall cavities		



TILES & WALLS: GLUE AND BACKING BOARD



DISCONNECTER TRAP SURROUND (DT)

OTHER		MBA (Tick)	RR (Cross)
Walls			
Ceiling			
Architrave around doorways and windows			
Cornices or moldings			
Joinery strips in walls			
Internal ventilation outlets			
Behind wall paper (sometimes used to disguise asbestos wall sheeting)			
Floor coverings – carpet, tiles, lino, vinyl			
Fireplace			

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

### Additional Items

ITEM	LOCATION	MBA (Tick)	RR (Cross)

Need more space? Visit [asbestosawareness.com.au](http://asbestosawareness.com.au) to download additional blank tables.

Some images courtesy of Asbestos Testing and Jim's Building Inspections

**ThinkSmart.ThinkSafe.Think**  
**asbestosawareness.com.au**

*it's not worth the risk!*