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.

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, 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.
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
- Garage
- Vinyl floor tiles
- Backing for electrical meter boxes
- Wall sheeting
- Insulation below wood heater
- External angle mouldings

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
### EXTERNAL PROPERTY

<table>
<thead>
<tr>
<th>Item</th>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>External walls</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>External angle moldings (on corners)</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Joinery strips (to cover joins)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architrave around doors and windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof capping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downpipes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eaves and gables</td>
<td></td>
<td></td>
</tr>
<tr>
<td>External ventilation outlets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls of extension to property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cement slabs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>In cement flooring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insulation for hot water pipes and tanks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical meter boards incl. ceramic fuses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Formwork of cement slabs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sealants in air conditioning ducting joins</td>
<td></td>
<td></td>
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</table>

### EXTERNAL HOME CHECKLIST

<table>
<thead>
<tr>
<th>Item</th>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>External walls (asbestos cement (AC) sheeting, corrugated, artificial brick)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>External angle moldings (on corners)</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Joinery strips (to cover joins)</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Architrave around doors and windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof capping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guttering</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downpipes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eaves and gables</td>
<td></td>
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</tr>
<tr>
<td>Sealants in air conditioning ducting joins</td>
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### HEATING & COOLING

<table>
<thead>
<tr>
<th>Item</th>
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<th>RR (Cross)</th>
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<tbody>
<tr>
<td>Gussets in ducted air-conditioning systems</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fireplace, flues</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hot water system</td>
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### EXTENSION OR GRANNY FLAT

<table>
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<th>MBA (Tick)</th>
<th>RR (Cross)</th>
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<tbody>
<tr>
<td>External walls</td>
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<td></td>
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<tr>
<td>External angle moldings (on corners)</td>
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<td></td>
</tr>
<tr>
<td>Joinery strips (to cover joins)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
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<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Guttering</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downpipes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eaves and gables</td>
<td></td>
<td></td>
</tr>
<tr>
<td>External ventilation outlets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchenette</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor coverings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fireplace</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laundry</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**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.

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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.
### VERANDA (FRONT)

<table>
<thead>
<tr>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
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</thead>
<tbody>
<tr>
<td>External walls – AC sheets</td>
<td></td>
</tr>
<tr>
<td>External angle moldings (on corners)</td>
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</tr>
<tr>
<td>Joinery strips (to cover joins)</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
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<tr>
<td>Roof capping</td>
<td></td>
</tr>
<tr>
<td>Guttering</td>
<td></td>
</tr>
<tr>
<td>Downpipes</td>
<td></td>
</tr>
<tr>
<td>Compressed asbestos cement panel flooring</td>
<td></td>
</tr>
<tr>
<td>Ceramic tiles</td>
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### VERANDA (REAR)

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<thead>
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<tr>
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<td>Downpipes</td>
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<tr>
<td>Compressed asbestos cement panel flooring</td>
<td></td>
</tr>
<tr>
<td>Ceramic tiles</td>
<td></td>
</tr>
<tr>
<td>Cement</td>
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### GARAGE OR CARPORT

<table>
<thead>
<tr>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
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</thead>
<tbody>
<tr>
<td>External walls</td>
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<tr>
<td>Roof</td>
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<td>Roof capping</td>
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<tr>
<td>Guttering</td>
<td></td>
</tr>
<tr>
<td>Downpipes</td>
<td></td>
</tr>
<tr>
<td>Eaves and gables</td>
<td></td>
</tr>
<tr>
<td>External and internal ventilation outlets</td>
<td></td>
</tr>
<tr>
<td>Internal walls, ceiling.</td>
<td></td>
</tr>
<tr>
<td>Floorcoverings such as: vinyl tiles or sheeting, ceramic tiles</td>
<td></td>
</tr>
</tbody>
</table>

### ADDITIONAL STRUCTURES

<table>
<thead>
<tr>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outside toilet</td>
<td></td>
</tr>
<tr>
<td>Outside laundry or laundry extension</td>
<td></td>
</tr>
<tr>
<td>Garden sheds</td>
<td></td>
</tr>
<tr>
<td>Dad’s shed</td>
<td></td>
</tr>
<tr>
<td>Dog kennel or other domestic animal shelter such as rabbit hutch</td>
<td></td>
</tr>
<tr>
<td>Chook pens</td>
<td></td>
</tr>
<tr>
<td>Pigeon houses</td>
<td></td>
</tr>
<tr>
<td>Stable or other stock housing</td>
<td></td>
</tr>
<tr>
<td>Machinery sheds</td>
<td></td>
</tr>
<tr>
<td>Water tanks – the cover as well as the exterior and walls covering the peers</td>
<td></td>
</tr>
<tr>
<td>Walls or cement flooring of greenhouse</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>FRONT ENTRY &amp; HALLWAYS</td>
<td>MBA (Tick)</td>
</tr>
<tr>
<td>------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Walls</td>
<td></td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
</tr>
<tr>
<td>Architrave around doorways and windows</td>
<td></td>
</tr>
<tr>
<td>Cornices or moldings</td>
<td></td>
</tr>
<tr>
<td>Joinery strips in walls</td>
<td></td>
</tr>
<tr>
<td>Internal ventilation outlets</td>
<td></td>
</tr>
<tr>
<td>Behind wall paper (sometimes used to disguise asbestos wall sheeting)</td>
<td></td>
</tr>
<tr>
<td>Floor coverings – carpet, tiles, lino, vinyl</td>
<td></td>
</tr>
<tr>
<td>Wall caulking and jointing compounds (used like putty), plastic cornice adhesives and sealants.</td>
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</table>

<table>
<thead>
<tr>
<th>DINING ROOM</th>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
</tr>
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<tbody>
<tr>
<td>Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architrave around doorways and windows</td>
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<td></td>
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<tr>
<td>Cornices or moldings</td>
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<td></td>
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<tr>
<td>Joinery strips in walls</td>
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<td>Internal ventilation outlets</td>
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<tr>
<td>Behind wall paper (sometimes used to disguise asbestos wall sheeting)</td>
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<td></td>
</tr>
<tr>
<td>Floor coverings – carpet, tiles, lino, vinyl</td>
<td></td>
<td></td>
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<tr>
<td>Fireplace</td>
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</table>

<table>
<thead>
<tr>
<th>LIVING ROOM</th>
<th>MBA (Tick)</th>
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<tbody>
<tr>
<td>Walls</td>
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<td></td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architrave around doorways and windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cornices or moldings</td>
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<td>Joinery strips in walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internal ventilation outlets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Behind wall paper (sometimes used to disguise asbestos wall sheeting)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor coverings – carpet, tiles, lino, vinyl</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fireplace</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FAMILY/RUMPUS/EXTENSION</th>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architrave around doorways and windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cornices or moldings</td>
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<td>Floor coverings – carpet, tiles, lino, vinyl</td>
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<td></td>
</tr>
<tr>
<td>Fireplace</td>
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</table>
# BATHROOM 1

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

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

## BATHROOM 2

<table>
<thead>
<tr>
<th>MBA (Tick)</th>
<th>RR (Cross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asbestos cement sheeting walls</td>
<td>✔️</td>
</tr>
<tr>
<td>Asbestos cement sheeting ceiling</td>
<td>✗</td>
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</tr>
<tr>
<td>Cornices or moldings</td>
<td>✗</td>
</tr>
<tr>
<td>Joinery strips in walls</td>
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<td>Internal ventilation outlets</td>
<td>✗</td>
</tr>
<tr>
<td>Behind wall paper (sometimes used to disguise asbestos wall sheeting)</td>
<td>✗</td>
</tr>
<tr>
<td>Floor tiles, bathroom carpet lino, vinyl</td>
<td>✗</td>
</tr>
<tr>
<td>Wall tiles</td>
<td>✗</td>
</tr>
<tr>
<td>Lagging: hot water pipes under the sink and behind walls in wall cavities</td>
<td>✗</td>
</tr>
</tbody>
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## KITCHEN

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

<table>
<thead>
<tr>
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<tr>
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<td>Ceiling</td>
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<tr>
<td>Asbestos cement sheeting walls</td>
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<td>Tilux (coloured, patterned walls)</td>
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### SUNROOM

<table>
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### OTHER

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**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!

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

*it’s not worth the risk!*

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