

TOTAL PROPERTY CHECKLIST



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 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.

☒ 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)		

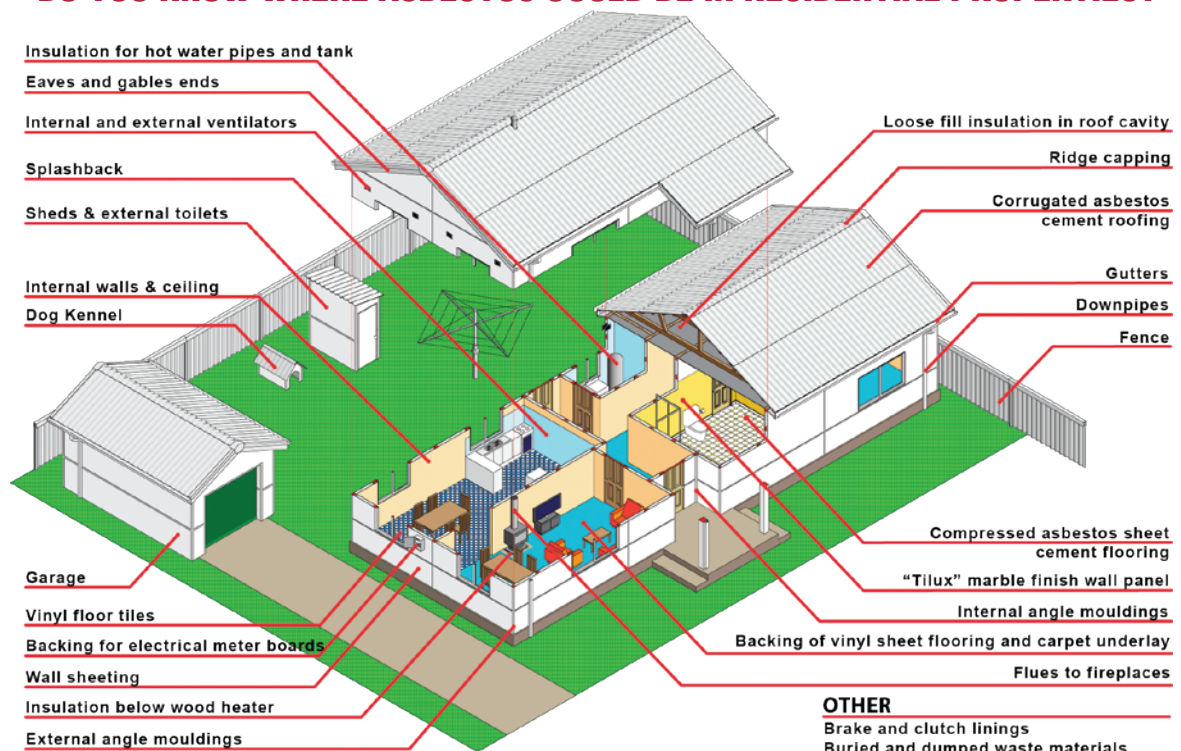
⚠ DANGER ⚠

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.



1 IN 3 AUSTRALIAN HOMES CONTAIN ASBESTOS!

DO YOU KNOW WHERE ASBESTOS COULD BE IN RESIDENTIAL PROPERTIES?



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		



ARTIFICIAL BRICK

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



LOOSE-FILL ASBESTOS INSULATION

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

FENCING	MBA (Tick)	RR (Cross)
Front fence		
Left fence		
Right fence		
Rear fence		
Other		



FENCING

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		
Floor covering		
Kitchenette		
Fireplace		
Bathroom		
Laundry		



FIBRO EXTENSION TO BRICK HOME

IMPORTANT

DO NOT ENTER CEILING SPACE OR SUBFLOOR AREAS IF A HOME IS LOCATED IN A COUNCIL REGION THAT HAS BEEN IDENTIFIED AS A LOOSE-FILL REGION. To check if your site is located in an affected area, contact the Council, NSW Fair Trading or the A.C.T. Government.

VERANDA (FRONT)	MBA (Tick)	RR (Cross)
External walls – AC sheets		
External angle moldings (on corners)		
Joinery strips (to cover joins)		
Roof		
Roof capping		
Guttering		
Downpipes		
Compressed asbestos cement panel flooring		
Ceramic tiles		

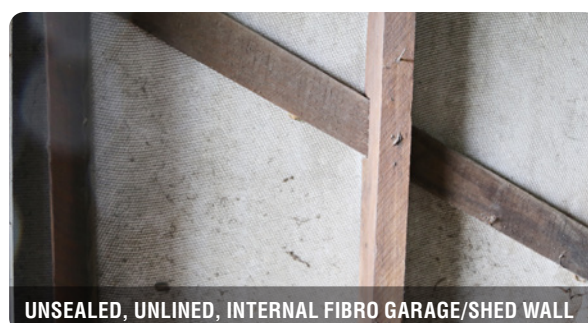
VERANDA (REAR)	MBA (Tick)	RR (Cross)
External walls – AC sheets		
External angle moldings (on corners)		
Joinery strips (to cover joins)		
Roof		
Roof capping		
Guttering		
Downpipes		
Compressed asbestos cement panel flooring		
Ceramic tiles		
Cement		



ADDITIONAL STRUCTURES	MBA (Tick)	RR (Cross)
Outside toilet		
Outside laundry or laundry extension		
Garden sheds		
Dad's shed		
Dog kennel or other domestic animal shelter such as rabbit hutch		
Chook pens		
Pigeon houses		
Stable or other stock housing		
Machinery sheds		
Water tanks – the cover as well as the exterior and walls covering the peers		
Walls or cement flooring of greenhouse		
Other		



GARAGE OR CARPORT	MBA (Tick)	RR (Cross)
External walls		
Roof		
Roof capping		
Guttering		
Downpipes		
Eaves and gables		
External and internal ventilation outlets		
Internal walls, ceiling.		
Floorcoverings such as: vinyl tiles or sheeting, ceramic tiles		



OTHER EXTERNAL PLACES	MBA (Tick)	RR (Cross)
Cement slabs		
Under houses		
Stored behind sheds		
In the ground or garden beds		
Formwork for garden beds		



INTERNAL

FRONT ENTRY & HALLWAYS	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		
Wall caulking and jointing compounds (used like putty), plastic cornice adhesives and sealants.		



ASBESTOS ARCHITRAVE AROUND WINDOW

LIVING ROOM	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		



FIREPLACE BASE BOARD

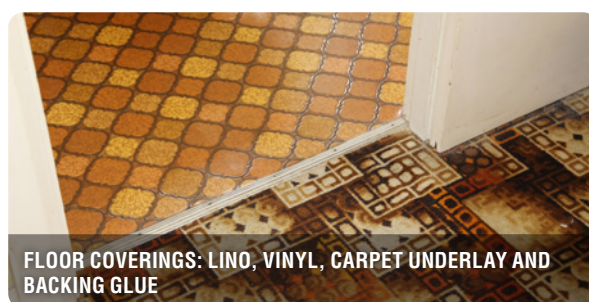


VERMICULITE CEILING OFTEN IN APARTMENTS

DINING ROOM	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		



CORNICES OR MOULDINGS



FLOOR COVERINGS: LINO, VINYL, CARPET UNDERLAY AND BACKING GLUE

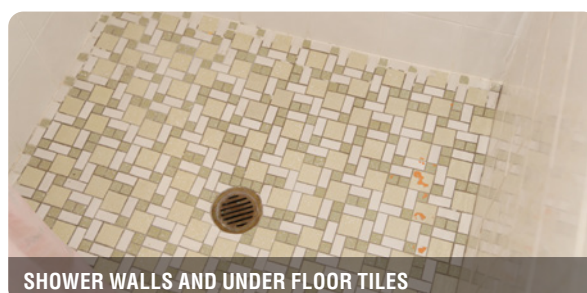
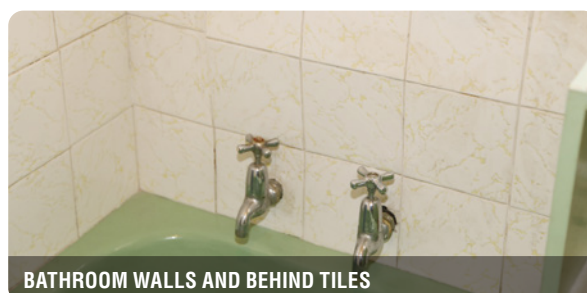
FAMILY/RUMPUS/EXTENSION	MBA (Tick)	RR (Cross)
Walls		
Ceiling		
Architrave around doorways and windows		
Cornices or moldings		
Joinery strips in walls		
Internal ventilation outlets		
Behind wall paper (sometimes used to disguise asbestos wall sheeting)		
Floor coverings – carpet, tiles, lino, vinyl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

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		

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.



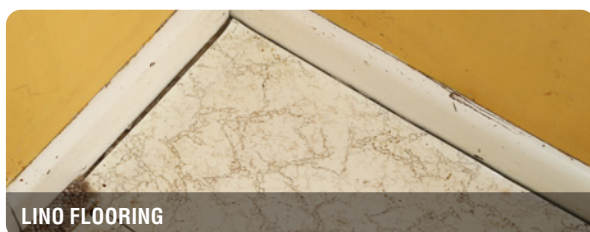
KITCHEN	MBA (Tick)	RR (Cross)
Walls		
Ceiling		
Architrave around doorways and windows		
Cornices or moldings including angle moldings and adhesives		
Joinery strips in walls		
Internal ventilation outlets		
Behind wall paper (sometimes used to disguise asbestos wall sheeting). Wall papering was common 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		

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

SUNROOM	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		



LINO FLOORING



UNDER CARPET IN UNDERLAY AND GLUE

BEDROOM 1	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		

BEDROOM 2	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		



BEDROOM WALLS AND JOINERY STRIPS

BEDROOM 3	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		

BEDROOM 4	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		

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 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 to download additional blank tables.

ThinkSmart.ThinkSafe.Think
asbestosawareness.com.au

it's not worth the risk!



© Asbestos Awareness & the Asbestos Education Committee 2021
T-CL-01A-21

