ASBESTOS AWARENESS
Healthy House Checklist

A HOMEOWNER’S GUIDE TO IDENTIFYING ASBESTOS-CONTAINING MATERIAL TO MANAGE IT SAFELY

1 in 3 Australian homes contain asbestos!

DO YOU KNOW WHERE ASBESTOS COULD BE IN YOUR HOME?

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
cDownpipes
Fence

Compressed asbestos sheet cement flooring
"Tiux" 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
WHY IS IT IMPORTANT TO KEEP AN ASBESTOS AWARENESS HEALTHY HOUSE CHECKLIST OF WHERE ASBESTOS MIGHT BE IN YOUR HOME?

Asbestos-containing materials can be found in any Australian home built or renovated before 1987. Although asbestos was banned in Australia in 2003, thousands of different types of products remain hidden dangers in 1 in 3 homes including brick, weatherboard, fibro and clad homes – even apartments. It could be anywhere!

Without knowing where asbestos-containing products might be located or how to manage asbestos safely, Australian’s risk disturbing asbestos and releasing fibres when renovating or maintaining homes.

To assist homeowners in identifying various types of asbestos-containing products and where they might be found in homes, the Asbestos Awareness Healthy House Checklist is intended for use as a guide only. It is a visual inspection and is not a ‘formal’ Asbestos Register and Management Plan.

HOW DANGEROUS IS ASBESTOS?

Inhaling asbestos fibres or dust can cause asbestos-related diseases including lung cancer and malignant mesothelioma. It’s extremely important for all Australians to safely manage asbestos-containing materials that might be found in and around homes.

If asbestos materials are sealed, undisturbed and in good, stable condition they are unlikely to release fibres and pose a health risk. However, if these materials are disturbed or unsealed the fibres can be harmful to your health and the health of your family.

BY KEEPING AN ASBESTOS AWARENESS HEALTHY HOUSE CHECKLIST, HOMEOWNERS BECOME MORE AWARE OF THE POSSIBLE LOCATIONS WHERE ASBESTOS MIGHT BE FOUND SO THEY CAN:

- Better understand the types of asbestos-containing products that may be in homes;
- Better monitor these products to ensure they remain sealed and in good condition;
- Avoid disturbing products when maintaining or renovating homes; AND,
- Provide tradespeople with a list of possible locations when planning home renovations before work commences to ensure asbestos is managed safely.
ARE HOMEOWNERS REQUIRED TO KEEP AN ASBESTOS REGISTER AND MANAGEMENT PLAN?

Homeowners are not required to keep and maintain an ‘Asbestos Register and Management Plan’ for their property. However, on worksites, it’s compulsory to develop an ‘Asbestos Register and Management Plan’ ensuring asbestos is identified and managed and/or removed according to health and safety regulations.

Some homes undergoing renovations may be considered a ‘worksite’. Check with your Council and State or Territory Government to confirm if tradesmen are required to create and manage an Asbestos Register and Management Plan for your property. If it is required, be sure to ask for a copy for your records.

DO I NEED TO REMOVE ASBESTOS?

Generally, you don’t need to remove asbestos if it’s sealed and in good condition. If it is asbestos-cement sheeting (fibro), paint it using good quality paint and leave it alone but check it occasionally for any signs of wear and tear.

WHAT IF I FIND ASBESTOS THAT HAS BEEN DAMAGED?

Visit asbestosawareness.com.au to download a Fact Sheet for basic steps on how to make simple repairs to seal asbestos or remove small amounts of asbestos safely.

HOW DO I KNOW IF MY HOME CONTAINS ASBESTOS?

If your home was built or renovated before 1987 it will most likely contain asbestos in some form or another.

HOW CAN I FIND OUT IF MY HOME WAS BUILT OR RENOVATED BEFORE 1987?

Contact your Council. Some have online databases however, not all refurbishments require Council approval. Asbestos may have been introduced to your home if it underwent any renovations, repairs or refurbishments such as replacing/adding floorcoverings or tiles prior to 1987.

WHERE CAN I GO TO LEARN WHERE ASBESTOS PRODUCTS MIGHT BE FOUND?


WHERE CAN I FIND INFORMATION ON THE SORTS OF PRODUCTS TO LOOK FOR?

Visit asbestosawareness.com.au to search the ‘Asbestos Product Database’. Accessible on mobile and desktop devices, the database is user friendly and provides people with multiple search options and features images of products commonly found in homes.

WHEN TO GET THE PROFESSIONALS IN!

IF ASBESTOS PRODUCTS NEED TO BE REMOVED, IT’S RECOMMENDED THAT YOU USE A LICENCED ASBESTOS REMOVALIST TRAINED TO REMOVE AND DISPOSE OF ASBESTOS SAFELY.

THE COST OF ENGAGING A PROFESSIONAL LICENCED ASBESTOS REMOVALIST IS COMPARABLE TO OTHER LICENCED TRADESPERSONS INCLUDING ELECTRICIANS, PLUMBERS AND Tilers.

To rule out if asbestos products are in your home, you can have it inspected by a licenced asbestos assessor or occupational hygienist.

Only scientific testing can determine if a product contains asbestos.

THE RULE IS, IF YOU THINK IT MIGHT BE ASBESTOS, TREAT IT AS IF IT IS ASBESTOS AND TAKE ALL THE NECESSARY PRECAUTIONS ENSURING YOU MANAGE IT SAFELY.
WHAT ARE SOME OF THE MOST COMMON ASBESTOS PRODUCTS FOUND IN HOMES?

Asbestos may not just be in building materials like walls, ceilings, roofing and fences. Asbestos was commonly used in wet areas and in relation to heating including wood heaters, stoves and in sheeting beneath hearths.

The most common uses for products include:

- Fibro sheeting (flat and corrugated) which may have been used in internal walls and ceilings, external walls and cladding, roofing, infill panels in windows and doors, eaves, fencing, carports, sheeting under floor tiles, bathroom and laundry walls, backyard sheds and dog kennels.
- Electrical switchboards, backing to floor tiles and sheet vinyl, carpet underlay, the backing behind ceramic wall tiles and textile seals to ovens.
- Water drainage, downpipes and flue pipes.
- Roofing shingles and guttering.
- In some homes, loose-fill asbestos was used in ceiling space as insulation.

CHECK WITH COUNCIL BEFORE ENTERING CEILING SPACE!

‘LOOSE-FILL’ (MR FLUFFY) ASBESTOS INSULATION WAS INSTALLED IN CEILINGS IN SOME HOMES IN NSW AND THE A.C.T. BETWEEN 1968 AND 1979. TO CHECK IF YOUR HOME MIGHT BE LOCATED IN AN AFFECTED COUNCIL AREA CONTACT YOUR COUNCIL, NSW FAIR TRADING OR THE A.C.T. GOVERNMENT.

ARE THERE OTHER HEALTH HAZARDS RESIDENTS NEED TO BE AWARE OF?

Yes. Lead. Most Australian homes built or renovated before 1997 can contain lead paint and other lead products including flashing around roofs, windows, doors and chimneys, solder on pipes, rainwater tanks, galvanised roofs and gutters.

Breathing dust that contains lead can be harmful to your health. Lead dust caused from the breakdown of paints could be in ceilings, wall cavities, under floors, carpets, cavity dust and in soil surrounding your home.

Some treated timbers can also contain toxins which if inhaled in smoke or in dust, can cause serious health problems. Before working with treated timber, painting or renovating visit your State or Territory Government website to learn how to manage these hazards safely.

SIMPLE STEPS TO CREATING AN ASBESTOS AWARENESS HEALTHY HOUSE CHECKLIST.

By creating this ‘Checklist’ you’ll become more aware of the possible locations where asbestos might be found in your home so you can better maintain it and ensure asbestos is managed safely, particularly if planning renovations.

If you come across asbestos that is damaged or needs to be sealed or painted, use this Checklist to schedule repairs, maintenance or removal.
ASBESTOS AWARENESS Healthy House Checklist

Date visually inspected ___________ Address of property ____________________________________

What year (or approximate year) was the home constructed (if known)? __________________________

What is the main material the home is made of? Brick/weatherboard/fibro/clad____________________

Are there any additions or extensions to the building and if so, what year?________________________

Were there any known renovations conducted before 1987?____________________________________

Are there additional buildings or structures on the site that may contain asbestos such as dog kennels, garages, carports, outdoor toilets or backyard sheds? ____________________________________________________________________________________________

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 INSPECTION OF YOUR PROPERTY TO IDENTIFY WHERE ASBESTOS MIGHT BE LOCATED IN YOUR HOME AND IF IT’S IN NEED OF MAINTENANCE TO MANAGE IT SAFELY.

☐ If you think something ‘Might Be Asbestos’, TICK the box MBA.
☐ If asbestos ‘Requires Repairs’ or 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) |  |  

EXTERIOR PROPERTY

MBA (Tick) RR (Cross)

| External walls | ✓ |  
| External angle moldings (on corners) | ✓ |  
| Joinery strips (to cover joins) |  |  

IMPORTANT CONTACT YOUR COUNCIL OR STATE AND TERRITORY GOVERNMENT TO CHECK IF YOUR HOME MAY BE AFFECTED BY LOOSE-FILL ASBESTOS (MR FLUFFY).

STEP 1: COUNCIL
Check with Council to see if there is a record of when your home was built or renovated, and to find out if your home may have been affected by Mr Fluffy.

STEP 2: WHAT TO LOOK FOR

STEP 3: EXTERNAL
Start in the front yard of your home. 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.
EXTERNAL HOME CHECKLIST

EXTERNAL PROPERTY

<table>
<thead>
<tr>
<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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<tr>
<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>

FENCING

- 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

- Gussets in ducted air-conditioning systems
- Fireplace, flues
- Hot water system

SUBFLOOR SPACE

- Broken pieces of asbestos sheeting
- Lagging around hot water pipes

EXTENSION OR GRANNY FLAT

- 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

IMPORTANT

DO NOT ENTER CEILING SPACE OR SUBFLOOR AREAS IF YOUR HOME IS LOCATED IN COUNCIL REGIONS THAT HAVE BEEN IDENTIFIED AS LOOSE-FILL REGIONS.

To check if your home is located in an affected area, contact your Council, NSW Fair Trading or the ACT Government.
### ASBESTOS EAVES
- 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 (FRONT)
- 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)
- 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

### GARAGE OR CARPORT
- 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
- Cement slabs
- Under houses
- Stored behind sheds
- In the ground or garden beds
- Formwork for garden beds

### ADDITIONAL STRUCTURES
- 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
<table>
<thead>
<tr>
<th><strong>FRONT ENTRY &amp; HALLWAYS</strong></th>
<th>MBA</th>
<th>RR</th>
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<tbody>
<tr>
<td>Walls</td>
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<tr>
<td>Ceiling</td>
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<td></td>
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<tr>
<td>Architrave around doorways and windows</td>
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<td>Cornices or moldings</td>
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<tr>
<td>Joinery strips in walls</td>
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<tr>
<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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<tr>
<td>Floor coverings – carpet, tiles, lino, vinyl</td>
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<tr>
<td>Wall caulking and jointing compounds (used like putty), plastic cornice adhesives and sealants.</td>
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<tr>
<th><strong>DINING ROOM</strong></th>
<th>MBA</th>
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<tr>
<td>Walls</td>
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<td>Ceiling</td>
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<td>Floor coverings – carpet, tiles, lino, vinyl</td>
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<td>Fireplace</td>
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<tr>
<th><strong>LIVING ROOM</strong></th>
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<td>Floor coverings – carpet, tiles, lino, vinyl</td>
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<td>Fireplace</td>
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<th><strong>FAMILY/RUMPUSS/EXTENSION</strong></th>
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<td>Walls</td>
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<td>Fireplace</td>
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### BATHROOM 1

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

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<thead>
<tr>
<th>MBA (Tick)</th>
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<tbody>
<tr>
<td>Asbestos cement sheeting walls</td>
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<tr>
<td>Lagging: hot water pipes under the sink and behind walls in wall cavities</td>
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### KITCHEN

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

### BEDROOM 1
- 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
- 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 3
- 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

### TILES & WALLS: GLUE AND BACKING BOARD

### SUNROOM
- 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
WHAT TO DO IF YOU’VE NOTED POSSIBLE ASBESTOS-CONTAINING MATERIALS IN YOUR HOME

• What if you come across any possible asbestos that is damaged or needs to be sealed or painted?
  ✓ Use this Checklist to schedule repairs, maintenance or removal (if necessary) by a licenced asbestos removalist.

• What if asbestos cement sheeting (fibro) is painted and in good condition?
  ✓ Monitor it for any wear and tear and ensure it remains sealed by re-painting when required.

• What if asbestos sheeting is unsealed?
  ✓ Seal asbestos sheeting by painting it with good quality paint and leave it alone. If sealed, it doesn’t pose a health risk.

• What if there are small amounts of asbestos that are broken, damaged (cracked) or in need of removal?
  ✓ Homeowners can make small, simple repairs or remove small amounts of asbestos safely if they follow the Asbestos Awareness Fact Sheet 1 “WORKING SAFELY WITH ASBESTOS AROUND THE HOME” or Fact Sheet 2 (more detailed) which can be downloaded from asbestosawareness.com.au

• What if I want to confirm if asbestos materials are in my property?
  ✓ Contact a licenced asbestos assessor or occupational hygienist who can safely take a sample of the material and have it tested by a NATA accredited laboratory.

• What if I want to remove large amounts of asbestos?
  ✓ Contact a licenced asbestos removalist. The cost of using a licenced, experienced removalist is comparable with most other licenced trades and it is the safest option.

• What should I do if I’m thinking of renovating?
  ✓ It is recommended that you engage a licenced asbestos assessor or occupational hygienist to conduct a formal inspection and have samples tested by a NATA accredited testing laboratory.
  ✓ Contact your Council, State or Territory Government for asbestos management regulations specific to your area.

Need more space? Visit asbestosawareness.com.au to download additional blank tables.
List below all the areas you have marked ‘Requires Repair’ (RR) and the dates you’ve scheduled to undertake minor repairs or maintenance.

When maintenance has been completed, include the date sealing or repairs were made. This will help you monitor asbestos-containing products in and around your home.

For more information on how to identify and manage asbestos safely, visit asbestosawareness.com.au or call 1800 272 378.

### HEALTHY HOUSE MANAGEMENT TIPS

- Schedule maintenance dates you’ve noted above in your phone so you don’t forget!
- Conduct visual inspections every 12 months checking areas you’ve identified to ensure they’re stable and in good condition.
- Download Fact Sheets from asbestosawareness.com.au. The Fact Sheets provide instructions on how to do minor repairs safely.
- Keep a set of Personal Protection Equipment (listed in Fact Sheets) in case accidents happen and small repairs are required.
- If damage has occurred, unless it’s minor, get a licenced asbestos assessor or removalist to advise about repairs.

### REPAIR SCHEDULE

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>REPAIRS REQUIRED</th>
<th>DATE FOR REPAIR</th>
<th>DATE COMPLETED</th>
<th>DATE FOR REVIEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed</td>
<td>External painting</td>
<td>1 Nov 2016</td>
<td>30 Nov 2016</td>
<td>30 Nov 2017</td>
</tr>
</tbody>
</table>

Need more space? Visit asbestosawareness.com.au to download additional blank tables.

### REMEMBER

When doing minor repairs or maintenance refer to Fact Sheet 1 ‘WORKING SAFELY WITH ASBESTOS AROUND THE HOME’ or Fact Sheet 2 (more detailed) at asbestosawareness.com.au

For major repairs or removal of asbestos materials, ONLY use licenced asbestos removalists because it’s not worth the risk!