

TOTAL PROPERTY CHECKLIST



RESIDENTIAL ASBESTOS Checklist



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 (in SA) if known? **Yes / No / Don't Know**
- 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 (in SA)? **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, ENGAGE A COMPETENT PERSON WHO IS EXPERIENCED AND QUALIFIED TO TAKE ASBESTOS SAMPLES.

HOW TO CONDUCT A VISUAL ASBESTOS INSPECTION OF A RESIDENTIAL PROPERTY

STEP 1: COUNCIL

Check with your local council for information on when the home was built and when any alterations were carried out.

STEP 2: WHAT TO LOOK FOR

Visit asbestosawareness.com.au to view:

- 'The 20 Point Asbestos Safety Check' Get to know Asbestos,
- '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.

☒ 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)		

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 4: INTERNAL

Start at the front door. Walk through the home, one room at a time looking at Checklist locations.

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.

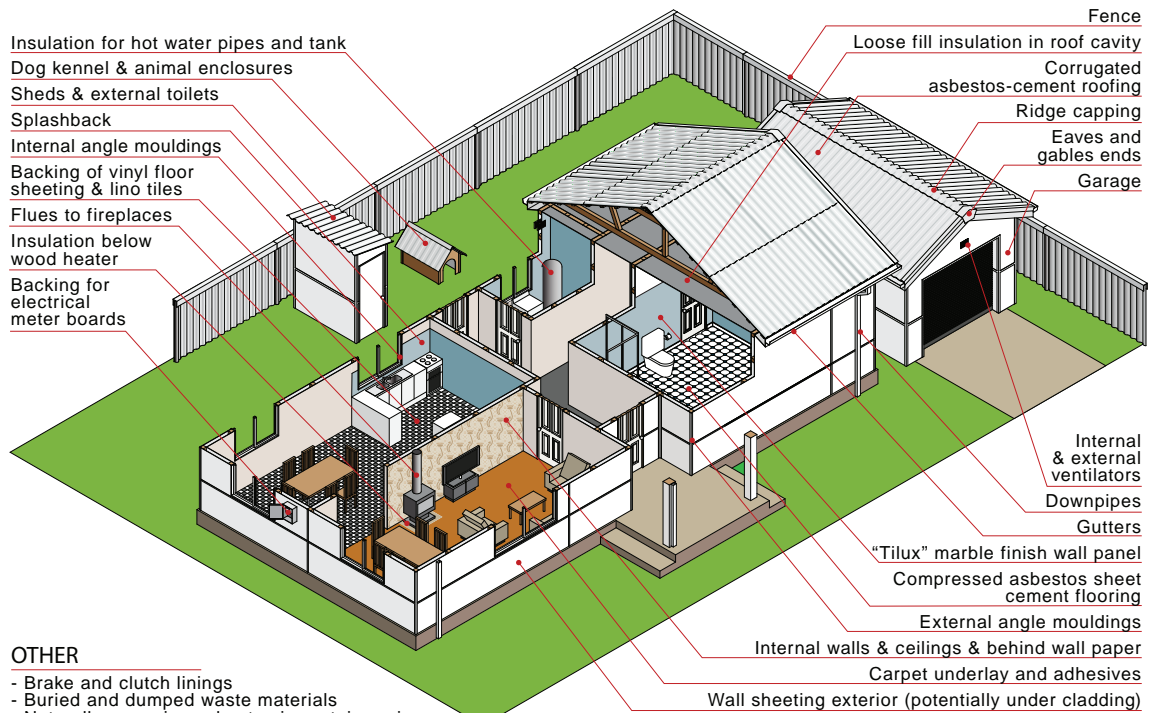
WARNING

Asbestos backed vinyl floor sheeting (ABV) was commonly used in residential homes. ABV has a soft backed layer that may contain up to 80% asbestos fibres and poses a serious exposure risk when it is disturbed. ABV should only be removed by a licensed asbestos removalist.



1 IN 3 AUSTRALIAN HOMES CONTAIN ASBESTOS!

DO YOU KNOW WHERE ASBESTOS COULD BE IN RESIDENTIAL PROPERTIES?



OTHER

- Brake and clutch linings
- Buried and dumped waste materials
- Naturally occurring asbestos in certain regions



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		



CEILING SPACE

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 A CEILING SPACE WITHOUT FIRST CONSIDERING THE FOLLOWING HAZARDS: DUST; ELECTRICITY; LIGHTING; HOT CONDITIONS; FRAGILE MATERIAL. ENSURE HAZARDS ARE IDENTIFIED AND MADE SAFE PRIOR TO ENTRY.

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		

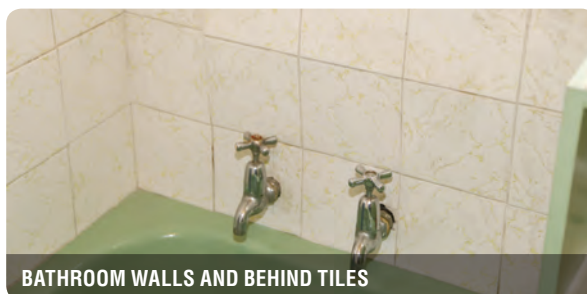


TILUX SHOWER RECESS
PHOTO COURTESY OF TOWNSVILLE ASBESTOS

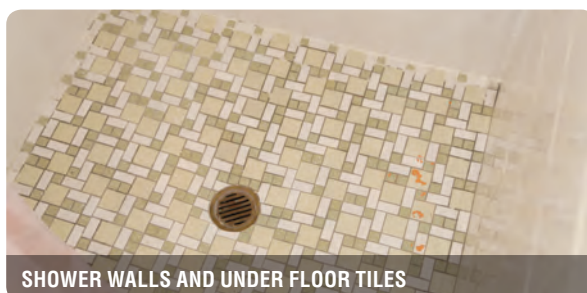


KITCHEN WITH AC WALLS AND SPLASH BACK

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



BATHROOM WALLS AND BEHIND TILES



SHOWER WALLS AND UNDER FLOOR TILES

KITCHEN

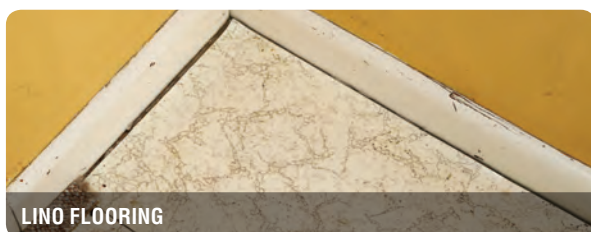
	MBA (Tick)	RR (Cross)
Walls		
Ceiling		
Architrave around doorways and windows		
Cornices or moldings including angle moldings and adhesives		
Joinery strips in walls		
Internal ventilation outlets		
Behind wall paper (sometimes used to disguise asbestos wall sheeting). Wall papering was common in the 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 listed on safework.sa.gov.au because *it's not worth the risk!*

Additional Items

ITEM	LOCATION	MBA (Tick)	RR (Cross)

Need more space? Visit asbestos.sa.gov.au to download additional blank tables.

ThinkSmart.ThinkSafe.Think
asbestosawareness.com.au
it's not worth the risk!



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