

Asbestos is dangerous.

And it could be in your home.

THINK TWICE
ABOUT ASBESTOS

Why is it important not to damage or disturb asbestos?

Asbestos materials become dangerous to health if they are damaged, disturbed or deteriorating.

When microscopic asbestos fibres are inhaled, they can cause diseases such as lung cancer, and other diseases which have no cure like mesothelioma and asbestosis.

All of these asbestos-related diseases contribute to approximately 4000 deaths in Australia each year.

The people at greatest risk of exposure are those that undertake repairs, maintenance, renovations and other work on older buildings and infrastructure which contain asbestos materials.

Asbestos containing materials that are sealed, undamaged and left undisturbed are unlikely to release asbestos fibres. Their condition should be monitored over time.



What is an asbestos assessment?

An asbestos assessment (i.e. asbestos survey, asbestos audit, or asbestos inspection) can provide information to prevent exposure to asbestos fibres and reduce unexpected future costs when undertaking repairs or renovations.

An asbestos assessment usually begins with the assessor gathering background information, for example, information about the age of the property and details about its construction.

The assessor then conducts a physical audit or visual inspection of the property, including internal and external areas that are accessible.

Samples of suspect asbestos-containing materials may be taken for laboratory analysis.

At the completion of the assessment, the assessor will provide you with a report that should include:

- ▶ the date of the assessment
- ▶ the address of the property
- ▶ the details of any identified or assumed asbestos-containing materials, including location, type of asbestos and its condition
- ▶ the results of any laboratory analysis of samples taken from the property.

An assessment report may also include photographs of identified or assumed asbestos-containing materials in the property, and advice on its management or removal.



How do I get an asbestos assessment?

Asbestos professionals who can assist with identifying asbestos include:

- ▶ licensed asbestos assessors and removalists
- ▶ occupational hygienists who have experience with asbestos
- ▶ persons who have undertaken a recognised training course in asbestos identification.

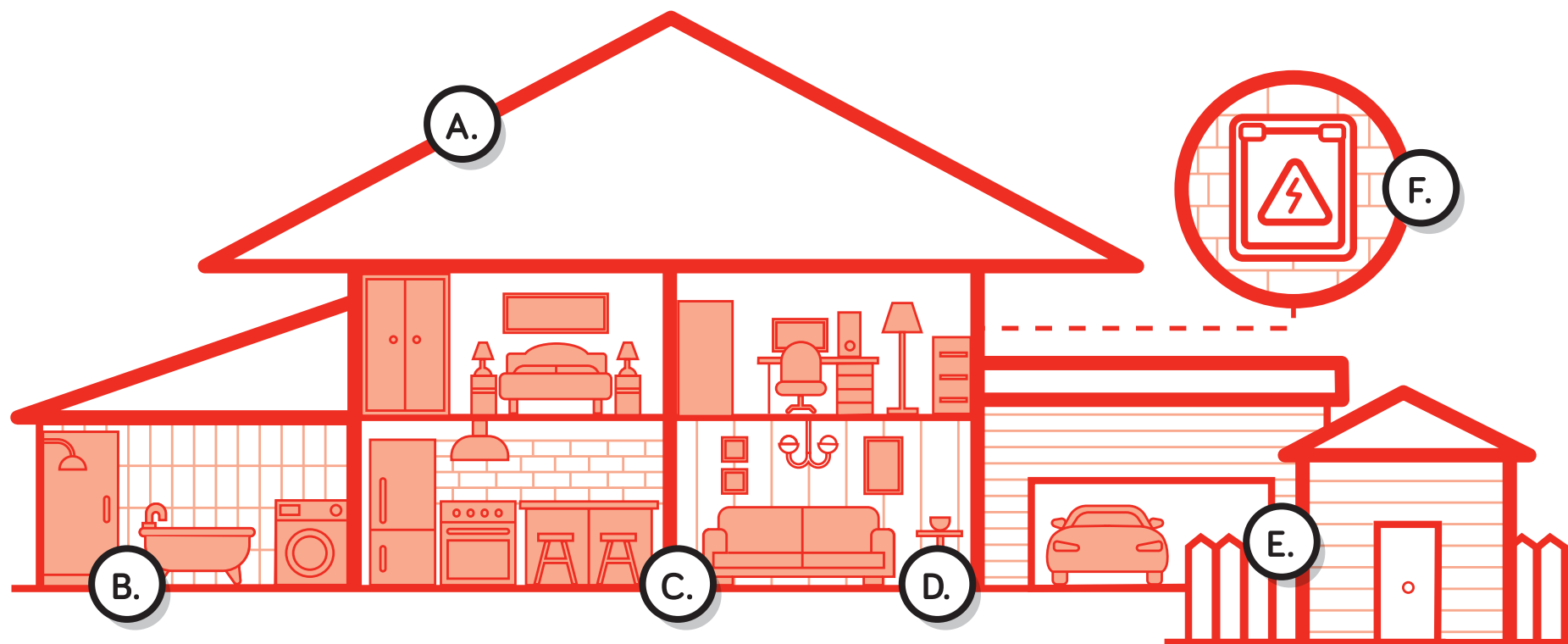
In the Australian Capital Territory (ACT), a person must be licensed to carry out an asbestos assessment of a residential property.

In all other Australian states and territories, a person does not need to be licensed to carry out an asbestos inspection or assessment of a residential property to identify asbestos-containing materials (these requirements differ if the assessment is for ensuring a space is safe after asbestos removal).

You can find asbestos assessors by searching online for asbestos professionals in your area.



Asbestos locations diagram



A. Exterior

Roof sheeting, gutters, downpipes, ridge capping, imitation brick cladding and lining under eaves.

B. Bathroom, toilet and laundry

Wall and ceiling panels, vinyl floor tiles and backing for wall tiles.

C. Kitchen

Wall and ceiling panels, backing for splashbacks, vinyl floor tiles, backing of vinyl flooring and insulation in stoves.

D. Living areas

Wall and ceiling panels, carpet underlay and insulation in domestic heaters.

E. Backyard

Fences, garden sheds, garages, carports, outdoor toilets, dog kennels, buried and dumped waste materials.

F. Other areas

Backing of electrical switchboards, insulation in roof cavities, hot water pipe insulation, textured paint and plaster patching compounds.