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ASBESTOS REMOVAL

ASBESTOS REMOVAL

Most people will be aware of the recent media exposure covering stories of horrendous work practices being carried out by irresponsible people / contractors, relating to asbestos removal.

Public awareness of the dangers of mishandling asbestos materials / product has been heightened by recent on going exposure by the media.



However, there are some ill informed "advisers" offering advice on different products that may or may not contain asbestos fibre, and how to handle asbestos containing materials. Some examples include: -

FICTION

- There is no asbestos in vinyl floor tiles – **Wrong** .

Fact

- There is asbestos in some types of tiles; however, there is no way to establish this other than submitting a material sample for laboratory analysis.
- There is also asbestos in some tile backing material.

Fiction

- Asbestos cement sheeting is not a hazard – **Wrong**.

Fact

- Asbestos cement sheeting contains mainly chrysotile asbestos, however amosite and crocidolite can also be found sometimes in the same sheet.
- Asbestos cement when handled incorrectly is as dangerous to health as any other types of asbestos.

Fiction

- Asbestos may only be found in buildings constructed prior to 1980.

Fact

- Asbestos was manufactured up until 1987. However, stocks held by building supply stores throughout the country may have had stocks of asbestos well after this date. However, 1990 is the official date to use to determine whether a building may contain an asbestos product.
- Any building built prior to 1990 may reasonably be expected to contain an asbestos product.

If you are in doubt as to whether your particular building may contain an asbestos product / material, we advise you to contact us through our website or any other recognized Environmental Consultant for advise.

Don't risk your health or the health of your family or contacts.

CLEANING OF ASBESTOS ROOFS

There is a special way to clean an asbestos roof.

If you are contemplating having your asbestos roof repainted or otherwise weather proofed, be sure to ask your tradesman to explain the preparation process.

On some occasions our asbestos decontamination team have been called out to clean up after tradesmen who use high-pressure water blasting to clean asbestos roofs.

DO NOT EVER use this method to clean roofs or any asbestos surface.

This is illegal and extremely dangerous to the health of residents in the vicinity.

It could also cost you thousands of dollars in clean up costs and possible litigation by your neighbours.

Seek advice from us through our website or any other reputable Environmental Consultant.

MAINTENANCE OF FIRE DOORS IN COMMERCIAL BUILDINGS

Fire doors in Commercial buildings must undergo regular maintenance checks and are subject to Australian Standards Requirements.

At certain intervals fire doors need to have locking and latch maintenance and or replacement.

When removing lock assemblies from fire doors containing asbestos fire retardant inside the door,



an asbestos specialist should be present and the staff member carrying out the works should be trained in the correct procedure to handle this particular aspect of asbestos remediation.

Typical methodology for changing fire door locks:

Check the hinged edge of the fire door, which should have a plate fixed showing details of the presence of asbestos insulation including the fire door rating.

The following precautions are recommended if it is considered asbestos is installed:

- Disposable coveralls and half facemask should be worn by operators.
- Vacuum cleaner equipped with HEPA filter only to be used.
- Place plastic sheeting on floor.
- Loosen lock assembly sufficiently to allow suction end of vacuum to be inserted (there will be a quantity of asbestos powder present due to drilling of the door).
- Remove lock assembly.
- Thoroughly vacuum opening.
- Spray interior of door with a strong PVA solution.
- When lock change over is completed, wet wipe door and surrounding surfaces.
- Remove plastic floor covering and place in bag and seal.

Our personnel are experienced and equipped to handle this type of asbestos work and we would recommend you consult us through our web details to assist in this type of removal.

PURCHASE OF OLDER STYLE RESIDENTIAL PROPERTIES

Today many investors / owner-occupiers are purchasing or contemplating purchasing older style homes, many of which require renovation.

In the normal course of events, following negotiation of the purchase the purchaser will call for a building and pest inspection to check the integrity of the building.

Many of these older style homes contain some form of asbestos product or material installed in various areas, which is not obvious to the untrained eye.

For a nominal fee our Firm will visit the property (just like your Building Inspector or Pest Agent), and provide a visual inspection including a material sample for laboratory analysis if necessary, and prepare a brief report on the presence of asbestos materials / products in your building.

This is invaluable to you if you are contemplating any form of improvement to the property and will assist with costs of remediation.

Contact us through our website if you require further information or to arrange an inspection.

MAINTENANCE WORKS CAUSING BUILDING CONTAMINATION

Increasingly our asbestos remediation teams are being called upon to respond to calls to carry out decontamination of domestic and rented premises following maintenance works. The most common requests are from rental agencies of landlords who hire contractors to relocate pipe work, electrical wiring, or just renovation works.

Unfortunately, there are many trades' people out there who do not have the necessary experience to detect the presence of asbestos products/materials in a building. Consequently, they unwittingly aim the angle grinder, circular saw or diamond saw at the nearest wall or ceiling and start cutting without first checking with the owner/rental agency whether in fact the particular area contains an asbestos product.

The result is often disastrous, requiring decontamination of the total area, including all the contents.

We recommend that any tenanted accommodation should have an asbestos report/document in place to be referred to prior to any works being carried out by tradesmen.

Information regarding this can be discussed by contacting us through our e-mail facility or by phone.