



## Asbestos and House Flipping

May 25, 2017

### **Attention: Property Owners and real estate investors who “flip” houses and other properties**

Keep asbestos pitfalls from plaguing your real estate investments by doing the following BEFORE any construction, demolition, or remodeling work begins:

- [Learn the basics about asbestos, including where it could be present](#) at potential investment properties and how it can cause harm.
- Ensure, as the owner of the property (or as the building owner's agent), that an EPA-certified, AHERA building inspector conducts a **required [good faith inspection \(GFI\)](#)**.
- Provide a copy of the GFI report, or [a written statement that meets requirements](#), to any contractor or subcontractor before they are hired; and post the report or statement on site so it is always visible to any individuals involved in repairs, renovations, demolition, or any removal of materials that could contain asbestos.
- Use only [certified asbestos-abatement contractors](#) to remove any asbestos on site. They are specially trained to follow all applicable [safety requirements](#), including job notification to L&I, employee safety training and certification, use of appropriate personal protective equipment, proper work practices, and clearance testing.



Don't put your health at risk or the health of those you hire to make property improvements. Get informed and follow requirements.

*Thinkstock image*

Projects without a GFI, or where asbestos has been improperly removed, are at risk for immediate stop work orders, citations, and substantial penalties for both property owners and contractors.

Doing your part to ensure asbestos is reliably identified and disclosed enables others to take the required actions to stay safe from harm while working with or around asbestos and prevents asbestos from being spread to vehicles, homes, and other workplaces.

For more information about requirements, hazards, and injury prevention:

- [Asbestos Safety for Real Estate Professionals- Hazard Alert](#)
- [Asbestos and Carpet: What is the connection? - Hazard Alert](#)
- [Asbestos Removal- Topic resource page](#)

[Get 1-on-1 assistance from L&I](#) or visit L&I's [Safety & Health webpage](#) for training, videos, and other resources to help strengthen your safety program. Share this bulletin with contractors, sub-contractors, and others in your industry and safety network.

*This bulletin was developed by L&I's Division of Occupational Safety and Health (DOSH) to alert employers, labor groups, and employees to potential hazards associated with work activities. **This is not a rule and creates no new legal obligations.** The information provided includes suggested guidance on how to avoid workplace hazards and describes relevant mandatory safety and health rules. DOSH recommends you also check related rules for additional requirements.*

#3HeB2017