

TENANT INFORMATION ABOUT ASBESTOS

The following general information is aimed at clarifying the topic of asbestos and, therefore, preventing any possible uncertainty.

What is asbestos?

Asbestos is the collective term for naturally occurring, fibrous siliceous minerals that have fibre diameters as small as 2 micrometres. Asbestos is chemically very stable, resistant to heat and non-flammable. It has a high level of elasticity and has a high tensile strength. It can be easily processed into products containing other materials due to its binding capacity. Asbestos was processed in various components between the 1950s and 1970s in particular because of these properties.

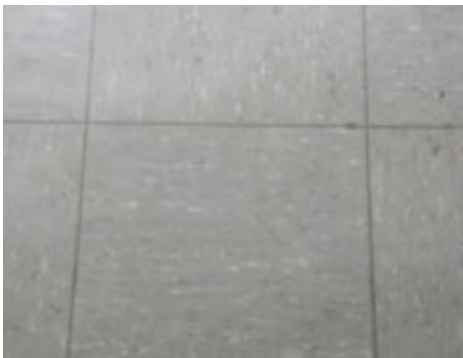
Is asbestos still used in construction today?

As knowledge was gained of its harmful properties, the use and manufacture of asbestos products in Germany was gradually banned from the early 1980s onwards. A general ban on the manufacture and use of asbestos has been in place since 1993.

However, asbestos can still be found in some existing components from the aforementioned construction years, such as asbestos cement corrugated sheets, floor panels (so-called floor flex panels including their adhesive), window sills, some waste water and rainwater pipes, shaft covers, balcony parapets and flower boxes. Therefore, these components must be handled with care to prevent asbestos from being released.

How can flooring that contains asbestos be recognised in the home?

If you live in a residential building from the 1950s to the 1970s and you find square, smooth individual sheets of hard PVC (so-called floor flex sheets), you can assume that this floor covering contains asbestos in a bonded form. The black-brown, bituminous adhesive underneath it may also contain asbestos.



Does asbestos pose a health risk in a bonded, undamaged state?

No – we can reassure you. Asbestos is harmless in a bonded state, such as in old, undamaged floor coverings or floor adhesives, and does not pose a health risk whatsoever. As a result, there is no requirement for the removal of undamaged asbestos components.

Bonded asbestos products normally only pose a health risk if breathable asbestos fibres are released from these components as a result of improper and unauthorised work,

- for example, improper drilling, grinding or brushing
- of brittle floor tiles or floor adhesive that contain asbestos.

Therefore, you should observe the following when dealing with floors and walls in your home:

- In general, observe the rules of conduct in respect of floors and walls as specified in your tenancy agreement.
- Do not perform any work such as drilling, grinding or sawing on your floors or walls if they have openly laid PVC plates.
- You may not drill through a new top floor such as laminate or linoleum either.
- You may not remove or repair existing floor flex panels, including loose parts.
- Work on components and items that contain asbestos may only be performed by specialist companies!

What action should be taken if wall or floor panels have come loose or are damaged?

If you identify any damage to the components stated above, please inform us without delay. We shall have the components tested for asbestos and arrange for any asbestos to be safely removed by a specialist company. Similarly, we ask you to coordinate matters with us in advance if you wish to remove your own carpets or other floor coverings under which there are floor flex plates.

If you have any further questions, please contact technik@berlinovo.de.