Call 02 5501 3316
info@aussieduocleaningservice.com.au
aussieduocleaningservice.com.au

Pre-Clean Safety Checklist

What to check before you pressure wash or soft wash outdoor surfaces. For homes in Canberra and Queanbeyan.

Fill this in on your phone or computer, or print it on A4 and keep it with your cleaning gear. Full guide: aussieduocleaningservice.com.au/blogs/what-not-to-pressure-wash/ · Version: November 2026.

Stop first: check for asbestos and lead paint. If you're not sure, don't wash it.

Asbestos: any ACT home built before 1990 may contain asbestos (ACT Government). Using high pressure water spray on asbestos materials is illegal in every state of Australia (ASSEA), and it can contaminate neighbouring homes too (SafeWork NSW). Look at fibro roofs, eaves, fences and wall sheeting.

Lead paint: homes built before 1970 are most at risk (Australian Government Lead Alert guide). If older paint is flaking or peeling, talk to a painter about lead-safe preparation before anyone washes the wall.

1. Job details

Property address			
Checked by		**Date checked**	
Year home built		**Surfaces to clean**	

Build year ☐ Before 1970 ☐ 1970 to 1989 ☐ 1990 or later ☐ Not sure

Not sure of the build year? Treat fibro and older paint as if they may contain asbestos or lead until they've been checked.

2. Before you start

Check each item before any outdoor cleaning	Done
When was the home built? If before 1990, check fibro roofs, eaves, fences and wall sheeting for asbestos before washing them.	☐
Is any paint flaking or peeling? On a home built before 1970, get advice on lead-safe preparation first.	☐
What is the surface? Match the method to the material using the surface guide on page 2.	☐
Is anything already damaged? Look for cracks, loose pavers, soft mortar, lifting paint and loose roof tiles.	☐
Have you tested a small hidden area? Check the result before you do the whole surface.	☐
Are power points, lights and the meter box protected? Keep water well away from them.	☐
Will you need a ladder or the roof? If so, don't use a pressure lance. Call a professional instead.	☐

Before you start (continued)	Done
Have you read the product label? Never mix products, and wear the recommended protective gear.	☐
Are people, pets and plants protected? Keep them clear, water nearby garden beds and cover delicate plants.	☐
Where will the water go? Sweep up first and keep wash water and detergent out of the stormwater drain.	☐

3. Surface guide: what high pressure can damage

Tick the surfaces on this job, then use the safer approach for each one.

Surface	What a strong jet can do	Safer approach	On job
Fibro (asbestos cement) roofs, eaves, fences and walls	Release asbestos fibres and contaminate the property	**Don't wash.** Get specialist advice	☐
Painted walls and render	Strip paint, mark render and force water behind it	Low-pressure soft wash	☐
Older or soft brick and mortar	Erode the brick face and wash out mortar joints	Water and a bristle brush, or low pressure after a test patch	☐
Timber decks and fences	Raise the timber fibres and cause splinters	Deck cleaner or detergent with a brush	☐
Colorbond walls, fences and roofs	Scuff the painted finish	Mild detergent, soft brush, clean rinse	☐
Roof tiles	Damage tiles or pointing, or push water under them	Pre-treatment and a gentle rinse	☐
Windows, seals and frames	Force water into seals and gaps	Hand cleaning or low pressure	☐
Power points, lights and switchboards	Let water into live electrical parts	Keep water well away	☐
Sound concrete driveways and paths	Usually handles a firm clean	High pressure with a rotary surface cleaner	☐

Sources: Heritage Victoria (brick), BRANZ (timber decks), BlueScope (Colorbond). See the full guide for links.

4. Protect people while you work

Safety on the day	Done
Never point the lance at anyone. A high-pressure jet can pierce the skin and inject contaminated material (WorkSafe Victoria).	☐
Wear eye protection and enclosed shoes. The jet can throw debris into your eyes.	☐
Get medical help straight away if the jet breaks the skin, even if the wound looks small.	☐
Never use a pressure lance from a ladder or on a roof. The kick can push you off balance.	☐
Keep the spray away from power points, outdoor lights, the meter box and air-conditioning units.	☐
Use the recommended gloves, goggles and mask, work in a well-ventilated area and never mix products.	☐

5. Water rules in Canberra and Queanbeyan

Before you turn the water on	Noted
Paved areas: can be cleaned at any time with a bucket and mop or a high-pressure low-volume cleaner (Icon Water permanent water conservation measures).	☐
Windows and the outside of buildings: a bucket and mop or brush, a squeegee or a high-pressure low-volume cleaner, but not a standard garden hose.	☐
Queanbeyan, Jerrabomberra and Googong: the same measures apply, as these areas are supplied by Icon Water (Queanbeyan-Palerang Regional Council).	☐
Stormwater isn't treated. Dirty water and detergent that enter a street drain flow on to local waterways (ACT Government). Sweep up first and use only the product you need.	☐

6. Notes

Write down anything you found: cracks, loose pavers, flaking paint, surfaces you're not sure about, or areas to leave alone.

When to call a professional

Call a professional when the surface may contain asbestos or lead paint, when the job needs a ladder or roof access, when walls are painted or rendered, or when you're not sure the surface can take the pressure.

At Aussie Duo Cleaning Service, we start every pressure cleaning job by checking each surface for cracks, loose pavers and flaking paint, and we talk through any existing damage with you before we begin. We don't clean anything that may contain asbestos. We soft wash painted walls, render, eaves and Colorbond on single-storey homes, clean timber decks and other outdoor timber, and treat moss and mould on single-storey concrete tile, terracotta and Colorbond roofs.

Call 02 5501 3316 or request a quote at aussieduocleaningservice.com.au/contact-us/. We usually reply within 30 minutes during business hours, Monday to Saturday, 7am–7pm.

This checklist is a general guide only. It is not a substitute for advice about your property from a licensed asbestos assessor, painter, electrician or other qualified professional. Sources: ACT Government; Asbestos and Silica Safety and Eradication Agency; SafeWork NSW; Workplace Health and Safety Queensland; Australian Government Lead Alert guide; Heritage Victoria; BRANZ; BlueScope; WorkSafe Victoria; NSW Agency for Clinical Innovation; NSW Government; Better Health Channel; Icon Water; Queanbeyan-Palerang Regional Council.