

PropertySafe Investor – Scope

(FireSafe & PoolSafe optional)

This document lists all items covered by the PropertySafe Investor Report

Electrical Safety Switch (RCD)

- Switchboard accessibility
- Safety switch equipment present or absent
- Safety switch equipment test successful or unsuccessful

Building Hazards: (pertaining to safety)

- Excessive floor movement
- Damaged flooring
- Damaged wall(s)
- Damaged ceiling
- Damaged post(s)
- Damaged beam(s)
- Damaged step/stair(s)
- Damaged balustrading
- Separating balcony/deck attachment(s)
- Damaged guttering
- Damaged eave(s)
- Damaged other fixture(s)
- Damaged/unstable fencing
 - » rot/decay
 - » disrepair
 - » rust
 - » splitting
 - » separation
 - » an incident
 - » suspected termite activity
- Minimum head room risk
 - » less than 2030mm from the stair nosing line
 - » less than 1950 from the walking surface
- Spa bath recirculation suction/drowning risk
- Toilet door access risk
- Fishpond/water feature drowning risk
- Retaining wall integrity risk over 500mm
- Sharp conditions risk
 - » protruding screws
 - » protruding nails
 - » sharp edge/corner
 - » other
- Structure deterioration risk
 - » decay
 - » rust

Glass Hazards

- Damaged glass pane(s)
- Damaged glass screen(s)
- Damaged glass insert(s)
- Damaged mirror(s)
- Damaged seal(s)/frame(s)
- Suspected absent safety glass
- Absent visible glass banding

Slip Hazards

- Low friction walking surface slip risk
 - » likely to be slippery when wet
 - » currently slippery when dry
- Unsecured mat(s) on low friction walking surface slip risk
- Moss on the walking surface slip risk
- Steep walking surface risk slip risk
- Low friction standing surface in a bath that incorporates a shower slip risk
- Foreign matter on the walking surface slip risk
 - » Oil
 - » Grease
 - » Sand/soil
 - » Soap build-up
 - » Other

Trip Hazards

- Over 10mm trip risk
 - » being between 10-20mm in height with a similar surface colour
- Over 20mm trip risk
 - » Being between 20-75mm in height
- Fixed floor covering trip risk
 - » being damaged
 - » inconsistent/uneven
- Step/stair dimension(s) trip risk
 - » height greater than 190mm
 - » height less than 75mm
 - » tread less than 240mm
 - » inconsistent height and/or depth
- Uneven external walking surface trip risk
 - » inconsistent surface
 - » ledge/edge greater than 20mm and less than 190mm
 - » objects in, on or adjacent to the walking surface

Fall Hazards

- **Greater than 190mm (less than 1m) fall risk**
 - » no barrier or balustrade present
 - » an inadequate balustrade
- **Greater than 1m fall risk**
 - » no balustrade present
 - » balustrade height less than 1m metre from the internal standing surface
 - » penetrable gap greater than 125mm in diameter
 - » fixed climbable opportunity within the balustrade height between 150mm and 750mm
 - » balustrade height less than 865mm from the stair nosing line
 - » absence of a secure handrail on frameless glass balustrade
 - » other
- **Greater than 2m fall risk**
 - » no balustrade present
 - » balustrade height less than 1m metre from the internal standing surface
 - » penetrable gap greater than 125mm in diameter
 - » fixed climbable opportunity within the balustrade height between 150mm and 750mm
 - » balustrade height less than 865mm from the stair nosing line
 - » absence of a secure handrail on frameless glass balustrade
 - » other
- **Greater than 4m fall risk**
 - » no balustrade present
 - » balustrade height less than 1m metre from the internal standing surface
 - » penetrable gap greater than 125mm in diameter
 - » fixed climbable opportunity within the balustrade height between 150mm and 750mm
 - » balustrade height less than 865mm from the stair nosing line
 - » absence of a secure handrail on frameless glass balustrade
 - » other
- **Bedroom window fall risk**
 - » window opening less than 1.7 metres from the internal standing surface
 - » window opening greater than 125mm
 - » a greater than 2 metre external fall
 - » a greater than 4 metre external fall
 - » fixed climbable opportunity as part of or adjacent to the window
- **Non-bedroom window fall risk**
 - » window opening less than 865mm from the internal standing surface
 - » window opening greater than 125mm
 - » a greater than 2 metre external fall
 - » a greater than 4 metre external fall
 - » fixed climbable opportunity as part of or adjacent to the window

- **Stair riser gap fall risk**
 - » a greater than 1m fall
 - » gap greater than 125mm
- **Retaining wall fall from risk**
 - » an over 500mm fall
 - » a hard surface below
 - » no barrier or balustrade present
- **Handrail inadequacy for steps fall risk**
 - » no handrail present
 - » an inadequate handrail present
- **Climbable object near balustrade fall risk**
 - » being within the 1 metre arc of the balustrade handrail
 - » a greater than 2 metre external fall
 - » a greater than 4 metre external fall
- **Climbable object near window fall risk**
- **Window restrictor inadequacy**
 - » key left in the device
 - » currently unlocked
 - » does not permanently restrict to 125mm
 - » broken or damaged

Electrical Hazards

- **Damaged power point**
- **Damaged light fitting**
- **Damaged switch**
- **Damaged fixed appliance**
 - » not secured adequately
 - » cracked
 - » seized/broken
 - » exposed wiring
 - » smoke residue
 - » other
- **Power point(s) within water source splash zone**
 - » within 150mm horizontally and/or 400mm vertically from a sink
 - » within 500mm horizontally and 1000mm vertically from a bath
 - » within 300mm vertically from the walking surface in a wet area
 - » an inadequate style of power point exposed to weather
 - » in close proximity to a stove top
- **Accessible empty light socket(s) within 1500mm of the floor or climbable opportunity**
- **Fixed fan blades in an unsafe location**
- **Appliance at risk of a tip and fall**
- **Excessive use of power point/board risk**
- **Electrical cable without conduit risk**
- **Automatic garage door risk**

Gas Hazards: (Natural, Propane, Butane, LPG & LNG excludes Co2)

- Outlet(s) leak
- Meter leak
- Pipe joint(s) leak
- Fixed appliance leak
- Fixed gas cylinder leak

Moisture Hazards

- Moisture staining on the surface
- Mould/Mildew growth on the surface
- High moisture meter reading in wall
- Water pooling adjacent to wall
- Water pooling in the subfloor

Curtain cord Hazards

- Curtain/blind cords and/or chains that are unsafe
 - » lower than 1600mm from the standing surface
 - » able to form a loop of 220mm in its current state or if intertwined
 - » not secured adequately
 - » compliant cleat present although not utilised
 - » above 1600mm although accessible via fixed climbable opportunity
- Curtain cord is cleated although at risk of being un-cleated

Fireplace/Fixed heater Hazards

- Absent safety screen
- Flammable opportunities within 1m
- Damaged fuel supply line(s)

Hot Water Hazards

- The hot water temperature exceeds 50 degrees

Pest Hazards

- Rodent activity
- Cockroach activity
- Flea activity
- Suspected Termite activity
- Spider activity

Tree/branch Hazards

- Large tree/branch over wires
- Low sharp branch within walkway
- Gutter debris fire/water ingress risk
- Tree/branch risk
 - » large tree over the home
 - » large tree branches over the home
 - » large tree branches over the walkway
 - » tree branch within walkways lower than 2030mm

Inhalation/Contaminant/Ingestion Hazards

- Fireplace/gas/oil heater carbon monoxide (CO) risk
- Suspected undisturbed asbestos material
- Suspected disturbed asbestos material
- Garage carbon monoxide (CO) risk
- Chemical storage risk
 - » paint
 - » fuel
 - » chlorine
 - » cleaning products
 - » weed killer
 - » other

Security Hazards

- Inadequate or absent lock
 - » to the window
 - » to the main entry door
 - » to the perimeter door
- The main entry door is not illuminated adequately
 - » no light present
 - » missing bulb
 - » broken bulb
 - » bulb not illuminating

Personal observation

- Any other safety issues the inspector determines as appropriate to document as per the Inspector Code of Conduct.

FIRESAFE (option)

- Is there a sufficient number installed?
- Was our inspection restricted?
- Are the units installed in a compliant location?
- Are the units damaged?
- What type are the units – Photoelectric or Ionisation?
- How the units powered – 240v or 9v?
- If mains powered is there 240v power present?
- Is the expiry date visible?
- Has the unit expired?
- Is there an A.S. sticker/stamp present on the unit?
- Did we replace the battery in the unit?
- Does the sound button operate on the unit?
- Is the unit alarm sound above 85 Db?
- Did we clean the unit?
- What is the expiry date of the unit?

Smoke alarm inadequacy (when FireSafe not selected)

- Insufficient number
 - » Noncompliant location
- Unit(s) covered, damaged or removed

POOLSAFE (option)

- Gates
 - » Do the gates open away from the pool?
 - » Do the gates latch from any open position after 25kg load test?
 - » Do the gates stay latched when pulled with 25kg force?
 - » Are the gates latches a minimum of 1500 above ground level or 1400mm from the highest lower horizontal?
 - » Are the gates latches shielded by a 450mm radius if a lower latch is present?
 - » Is the gap between the gate and the fence latch post at no greater than 10mm?
 - » Is the gap between the bottom of the gate(s) and the ground 100mm or less?
 - » Are the gates at least 1200mm high?
 - » Are the gaps between the gate verticals 100mm or less when squeezed with 15kg of force?
 - » Are the gate hinges at least 900mm apart and if not greater than 10mm in diameter or has non-climbable caps?
 - » Is the pool area free of objects that could be used to prop open the gates by 4 metres?
- Fencing – 1200mm fencing
 - » Is the pool fence at least 1200mm high?
 - » Is there water course access into the pool area?
 - » Is the gap between the bottom of the fence and ground not greater than 100mm?
 - » Are the gaps between the fence verticals no greater than 100mm when squeezed with 15kg of force?

- » Are the pool fence horizontals at least 900mm apart?
- » Are the paling fence vertical gaps no greater than 10mm?
- » Are the paling fence horizontal members on the outside of the pool fence? Are all screws and fixtures securely fitted? Are all fence panels securely fitted?

- 1800mm fencing

- » Is the 1800mm fence free of climbable opportunities?
- » Are the 1800mm fence horizontals at least 900mm apart?
- » Are all 1800mm fence panels securely fitted?

- Non-climbable zones

- » Does the fence have a clear 900mm arc in the top quadrant?
- » Does the fence have a clear 1200mm arc in the lower quadrant?
- » Is the fence free of climbable openings, protrusions and indentations greater than 10mm?
- » Is the fence free of climbable light weight furniture outside of the pool area by 4 metres?
- » Is the fence free of climbable objects within 300mm inside of the pool area and within 900mm of the top edge?

- Strength and rigidity

- » Are the vertical bars gaps free of permanent deformation when squeezed with 15kg of force?
- » Is the fence free of permanent deformation when pushed horizontally with 25kg of force?
- » Is the fence free of permanent deformation when loaded vertically with 33kg of force?
- » Is the fence free of rust, timber rot, loose and missing fixings?

- Window and door access

- » Are there windows present that are not compliantly restricted?
- » Are there doors present that are not compliantly restricted?

- Resuscitation sign

- » Is there a resuscitation sign installed.
- » Is the resuscitation sign at least 300X300mm in dimension?
- » Is the resuscitation sign durable and weatherproof?
- » Is the resuscitation sign visible from the pool area?
- » Does the resuscitation sign mention 2 breaths and 30 compressions?
- » Does the resuscitation sign mention the DRABCD first aid action plan?
- » Does the resuscitation sign mention dial 000 for an ambulance?

Pool fencing inadequacy (when PoolSafe not selected)

- Gate(s) do not latch from any open position after 25kg load test
- Pool area not free of objects that could be used to prop open the gate(s) by 4 metres
- Fence panels damaged or missing
- Climbable light weight furniture within 4m present that could be used as a climbable opportunity
- Resuscitation sign not installed