

PropertySafe Investor – NZ Scope

(MethSafe optional)

This document lists all items covered by the PropertySafe Investor Report New Zealand

HHA Healthy Homes Act requirement

WoF Warrant of Fitness recommendation

S Safety issue recommendation

Electrical Safety Switch (RCD)

- Safety switch equipment present or absent **S**
- Safety switch equipment test fail **S**

Building Hazards: (pertaining to safety)

- Excessive floor movement
- Damaged flooring **HHA** **WoF** **S**
- Damaged wall(s) **HHA** **WoF** **S**
- Damaged ceiling **HHA** **WoF** **S**
- Damaged post(s) **S**
- Damaged beam(s) **S**
- Damaged step/stair(s) **WoF** **S**
- Damaged balustrading **WoF** **S**
- Separating balcony/deck attachment(s) **WoF** **S**
- Damaged guttering **HHA** **S**
- Damaged eave(s) **HHA** **S**
- Damaged fixture(s) **S**
- Damaged/unstable fencing **S**
 - » rot/decay separation
 - » disrepair » an incident
 - » rust » earthquake
 - » splitting
- Minimum head room risk **S**
 - » less than 2030mm from the stair nosing line
 - » less than 1950 from the walking surface
- Spa bath recirculation suction/drowning risk **S**
- Toilet door access risk **S**
- Fishpond/water feature drowning risk **S**
- Retaining wall integrity risk over 500mm **S**
- Sharp conditions risk **S**
 - » decay
 - » rust
- Ineffective ventilation to outside **HHA** **WoF** **S**
- Bath water flow inadequate **WoF**
- Shower water flow inadequate **WoF**
- Toilet not functioning inadequately **WoF**
 - » not flushing well
 - » not draining well
- Hole/cracking in external wall **HHA** **WoF**
- Sink water not draining adequately **HHA** **WoF**

Glass Hazards

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

Slip Hazards

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

Trip Hazards

- Over 10mm trip risk **S**
 - » being between 10-20mm in height with a similar surface colour
- Over 20mm trip risk **S**
 - » Being between 20-75mm in height
- Fixed floor covering trip risk **S**
 - » being damaged
 - » inconsistent/uneven
- Step/stair dimension(s) trip risk **S**
 - » height greater than 190mm
 - » height less than 75mm
 - » tread less than 240mm
 - » inconsistent height and/or depth
- Uneven external walking surface trip risk **S**
 - » 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 **S**
 - » no barrier or balustrade present
 - » an inadequate balustrade
 - Greater than 1m fall risk **WoF S**
 - » 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 **WoF S**
 - » 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 **WoF S**
 - » 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 **WoF S**
 - » 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 **WoF S**
 - » 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 **S**
 - » a greater than 1m fall
 - » gap greater than 125mm
 - Retaining wall fall from risk **S**
 - » an over 500mm fall
 - » a hard surface below
 - » no barrier or balustrade present
 - Handrail inadequacy for steps fall risk **WoF S**
 - » no handrail present
 - » an inadequate handrail present
 - Climbable object near balustrade fall risk **S**
 - » 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 **S**
 - Window restrictor inadequacy **S**
 - » key left in the device
 - » currently unlocked
 - » does not permanently restrict to 125mm
 - » broken or damaged
- ## Electrical Hazards
- Damaged power point **S**
 - Damaged light fitting **S**
 - Damaged switch **S**
 - Damaged fixed appliance **S**
 - » not secured adequately
 - » cracked
 - » seized/broken
 - » exposed wiring
 - » smoke residue
 - » other
 - Power point(s) within water source splash zone **S**
 - » 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 **S**
 - Fixed fan blades in an unsafe location **S**
 - Appliance at risk of a tip and fall **S**
 - Excessive use of power point/board risk **S**
 - Electrical cable without conduit risk **S**
 - Automatic garage door risk **S**
 - Stove not functioning adequately **WoF**
 - Oven not functioning adequately **WoF**

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

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

Moisture Hazards

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

Curtain cord Hazards

- Curtain/blind cords and/or chains that are unsafe **S**
 - » 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 **S**

Fireplace/Fixed heater Hazards

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

Hot Water Hazards

- The hot water temperature exceeds 55 degrees **WoF** **S**

Pest Hazards

- Rodent activity **S**
- Cockroach activity **S**
- Flea activity **S**
- Spider activity **S**

Tree/branch Hazards

- Large tree/branch over wires **S**
- Low sharp branch within walkway **S**
- Gutter debris fire/water ingress risk **HHA** **S**
- Tree/branch risk **S**
 - » 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

(Preliminary Asbestos identification as per Safety at Work Act)

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

Security Hazards

- Inadequate or absent lock **WoF**
 - » to the window
 - » to the main entry door
 - » to the perimeter door
- The main entry door is not illuminated adequately **WoF**
 - » 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. **S**

METHSAFE (option)

- Test up to 8 locations for the present/absence of methamphetamine residue. **S**
- Sampling forwarded to Meth Screen Pty Ltd for laboratory testing with results emailed to the owner and property manager within 7 days. **S**

Pool Fencing check (inadequacy)

- Gate does not open away from the pool (S)
- Gate does not latch from any open position (S)
- Gate latch is less than 1.5m from the ground and accessible from the outside of the fence (S)
- Fixed climbable opportunity outside and adjacent to the fence within 1200mm (S)
- Fixed climbable opportunity as part of the fence with less than 900mm interval (S)
- Gaps in fence greater than 100mm (S)
- Gap below the fence greater than 100mm (S)
- The spa does not have a lid (S)

Smoke Alarm Check (inadequacy)

- Insufficient number installed (WoF) (S)
- Non-compliant location (WoF) (S)
- Unit covered, damaged or removed (WoF) (S)

Inspection Procedure for Houses

Includes every internal and external room and location on the property including out-buildings and trees within 20 metres of the main residence. We do not inspect the roof cavity, external roof surface or subfloor areas.

Inspection Procedure for Units/Apartments

Includes the interior of the unit and associated balconies, the main public entry door and foyer, the immediately adjacent external area (within 2 metres) of the main public entry door, walkways to and from the unit door between the main public entry, stairwell and elevator (if present), the main stairwell up to 3 levels (when no elevator present) and the parking space or garage associated with the unit if accessible. We do not inspect the roof cavity, external roof surface or subfloor areas.