

# 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

### Building Hazards (NSW only - pertaining to “Fit for Habitation”)

- Not structurally sound
- Inadequate natural or artificial lighting
- Inadequate ventilation
- Inadequate electricity and/or gas outlets
- Inadequate plumbing and/or drainage
- Inadequate connection to water supply
- Inadequate bathroom/washing facilities

### Building Hazards (VIC only - pertaining to “Reform 38 - Minimum Standards”)

- Inadequate vermin proof rubbish bin
- Inadequate toilet
- Inadequate hot and cold water connections
- Inadequate window security
- Inadequate cooking facilities
- Inadequate heating in the main living area
- Inadequate window coverings for privacy

### 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

### Chemical storage risk

- » paint
- » fuel
- » chlorine
- » cleaning products
- » weed killer
- » other

### Security Hazards ( WA Only - pertaining to "Minimum level of security)

- 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?
- 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 is 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