

PropertySafe Reports Comparison

Everything covered by all PropertySafe Reports

	Home	Kids	Elderly	Family	Investor
Electrical Safety Switch (RCD)					
Safety Switch (RCD) absent	✓	✓	✓	✓	✓
Safety Switch (RCD) Test successful or unsuccessful	✓	✓	✓	✓	✓
Smoke Alarms					
Smoke Alarms Compliant or Non-Compliant	✓	✓	✓	✓	✓
Smoke alarm inadequacy risk	✓	✓	✓	✓	✓
Building Hazards					
Access to sharps risk		✓		✓	
Confined space risk		✓		✓	
Play equipment risk		✓		✓	
Road access from exterior risk		✓		✓	
Road access from window risk		✓		✓	
Road access from door risk		✓		✓	
Driveway risk		✓		✓	
Water course/dam proximity risk		✓		✓	
Inadequate toilet handrail risk			✓	✓	
Inadequate bath handrail risk			✓	✓	
Inadequate shower handrail risk			✓	✓	
Inadequate fire extinguisher risk			✓	✓	
Inadequate Fire Blanket risk			✓	✓	
Hot and cold taps labelling risk			✓	✓	
Excessive floor movement	✓	✓	✓	✓	✓
Damaged flooring	✓	✓	✓	✓	✓

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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	✓	✓	✓	✓	✓
Minimum head room risk	✓	✓	✓	✓	✓
Spa bath recirculation suction/drowning risk	✓	✓	✓	✓	✓
Toilet door access risk	✓	✓	✓	✓	✓
Fishpond/water feature drowning risk	✓	✓	✓	✓	✓
Retaining wall integrity risk over 500mm	✓	✓	✓	✓	✓
Sharp conditions risk	✓	✓	✓	✓	✓
Structure deterioration risk	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓

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Slip Hazards					
Low friction walking surface slip risk	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓
Trip Hazards					
Over 5mm trip risk			✓	✓	
Shower hob trip risk			✓	✓	
Objects in walkway trip risk			✓	✓	
Over 10mm trip risk	✓	✓	✓	✓	✓
Over 20mm trip risk	✓	✓	✓	✓	✓
Fixed floor covering trip risk	✓	✓	✓	✓	✓
Step/stair dimension(s) trip risk	✓	✓	✓	✓	✓
Uneven external walking surface trip risk	✓	✓	✓	✓	✓
Fall Hazards					
High steps/stair fall risk		✓		✓	
Climbable opportunity risk		✓		✓	
Inadequate ramp access risk			✓	✓	
Greater than 190mm (less than 1m) fall risk	✓	✓	✓	✓	✓
Greater than 1m fall risk	✓	✓	✓	✓	✓
Greater than 2m fall risk	✓	✓	✓	✓	✓
Greater than 4m fall risk	✓	✓	✓	✓	✓
Bedroom window fall risk	✓	✓	✓	✓	✓
Non-bedroom window fall risk	✓	✓	✓	✓	✓
Stair riser gap fall risk	✓	✓	✓	✓	✓

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Retaining wall fall from risk	✓	✓	✓	✓	✓
Handrail inadequacy for steps fall risk	✓	✓	✓	✓	✓
Climbable object near balustrade fall risk	✓	✓	✓	✓	✓
Climbable object near window fall risk	✓	✓	✓	✓	✓
Window restrictor inadequacy					
Electrical Hazards					
Power point risk	✓			✓	
Inadequate lighting risk			✓	✓	
Inadequate appliance labelling risk			✓	✓	
Damaged power point	✓	✓	✓	✓	✓
Damaged light fitting	✓	✓	✓	✓	✓
Damaged switch	✓	✓	✓	✓	✓
Damaged fixed appliance	✓	✓	✓	✓	✓
Power point(s) within water source splash zone	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓

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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	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓

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Inhalation/Contaminant/Ingestion Hazards					
Access to poisons risk		✓		✓	
Fireplace/gas/oil heater carbon monoxide (CO) risk	✓	✓	✓	✓	✓
Suspected undisturbed asbestos material	✓	✓	✓	✓	✓
Suspected disturbed asbestos material	✓	✓	✓	✓	✓
Garage carbon monoxide (CO) risk	✓	✓	✓	✓	✓
Chemical storage risk	✓	✓	✓	✓	✓
Security Hazards					
Inadequate or absent lock	✓	✓	✓	✓	✓
The main entry door is not illuminated adequately	✓	✓	✓	✓	✓
Personal observation					
Other safety issues as per the Inspector Code of Conduct.	✓	✓	✓	✓	✓
Pool Fencing					
Compliant or Non- Compliant	Optional	Optional	Optional	Optional	Optional
Pool Fencing inadequacy risk	✓	✓	✓	✓	✓