

# PropertySafe Family - Scope

## (FireSafe included & PoolSafe an option)

Everything covered by the PropertySafe Family 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)

- **Access to sharps risk**
  - lack of childproof lock or mechanism to the drawer
  - lack of childproof lock or mechanism to the cupboard
  - lack of childproof storage of sharp tools
- **Confined space risk**
  - no internal escape handle
  - being at risk of seizing shut
- **Play equipment risk**
  - being unstable
  - disrepair
  - lack of impact resistant ground surface
  - fall risk greater than 1 metre
- **Road access from exterior risk**
  - the road being within 10 metres of the house
  - the road being within 20 metres of the house
  - the road being within 50 metres of the house
  - no fence/gate being present between the yard and road
  - fence/gate being less than 1200mm high
  - gap at base of fence/gate being greater than 100mm
  - there being a climbable opportunity within 900mm intervals of the fence/gate
  - the gate not having an automatic close and lock function
  - the gate latch being within 1500mm of the ground
- **Road access from window risk**

- the road being within 10 metres of the house
- the road being within 20 metres of the house
- the road being within 50 metres of the house
- window opening less than 865mm from the internal standing surface
- window opening greater than 125mm
- being less than 1800mm external drop
- greater than 1800mm although climbable opportunities within 900mm intervals
- **Road access from door risk**
  - the road being within 10 metres of the house
  - the road being within 20 metres of the house
  - the road being within 50 metres of the house
  - the door not having an automatic close and lock function
  - the handle being less than 1500mm from the floor or climbable opportunity
- **Driveway risk**
- **Water course/dam proximity risk**
- **Inadequate toilet handrail risk**
- **Inadequate bath handrail risk**
- **Inadequate shower handrail risk**
- **Inadequate fire extinguisher risk**
  - not being present in kitchen
  - being present although not readily accessible
  - expiry date not visible
  - being expired
  - being damaged
- **Inadequate fire blanket risk**
  - not being present in kitchen
  - being present although not readily accessible
  - not being an approved product
  - being damaged
- **Hot and cold taps labelling risk**
- **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 5mm trip risk**
  - a fixed object/rise in the walkway
  - a fixed object/rise in the doorway
- **Shower hob trip risk**
- **Object within walkway trip risk**
  - a floor mat edge
  - an electrical cord
  - shoes on the floor
  - clothes on the floor
  - low furniture
  - storage on the floor
  - garden hose
  - garden tap
  - other
- **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

- **High steps/stair fall risk**
  - the lack of childproof barrier or gate at the top of the stairs
- **Climbable opportunity risk**
  - via a structure
  - via a tree
- **Inadequate ramp access risk**
  - no ramp present
  - being too steep (greater than 1:10)
  - being too steep (rising greater than 190mm in total without a landing)
  - no landing at top
  - no landing at turn
  - no landing at 9m interval
- **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
- A greater than 4 metre external fall
- 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
  - A greater than 4 metre external fall
  - 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

- **Power point risk**
  - lack of childproof cover/plug
  - being within 1m of the floor
  - being accessible via a climbable opportunity
- **Inadequate lighting risk**
  - insufficient quantity of lighting
  - insufficient quality of lighting
  - wattage too low (less than 60 watt)
  - glare too high (greater than 100 watt)
  - no light switch at base of stairs
  - no light switch at top of stairs
  - no light switch or lamp close to elderly person's bed
- **Inadequate appliance labelling risk**
  - stove not having large On-Off labelling
  - oven not having large On-Off labelling
- **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

- Access to poisons risk
  - lack of child proof lock or mechanism to the cupboard/drawer/shelving
  - stored detergent
  - stored shampoo/conditioner
  - stored medication
  - stored rodent killer
  - stored weed killer

- stored bleach
- stored insecticide
- stored fuel
- stored paint
- other
- **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 (included)

- **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?

### 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**