

PropertySafe Invest - Scope

(FireSafe included & PoolSafe an option)

Everything covered by the PropertySafe Invest 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

- 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

- **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 (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?

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**