

Service Inclusions

The purpose of the Smoke Alarm Inspection service is to assess compliance with the current legislative requirements for rental properties in Victoria (*Residential Tenancy Regulations 2021*) (or its equivalent in other states).

The service is provided in the form of a residential property Inspection and Report.

Inspection

Subject to the Service Exclusions listed below, each smoke alarm unit in the Property will be:

- i. assessed to ensure that the unit is installed correctly, in working condition and placement of the unit is compliant;
- ii. tested according to the manufacturer's instructions;
- iii. smoke spray tested (within 1 metre to test the functionality of the smoke detectors); and
- iv. soundcheck tested (to test if the unit produces sound over 85 decibels).

If the Inspection finds that:

- i. battery replacement is required;
- ii. smoke alarm unit replacement is required; or
- iii. smoke alarm unit placement is not compliant and relocation is required;

the Inspector may provide the following additional services, subject to the Service Exclusions listed below:

- i. battery replacement (for 9 volt batteries only);
- ii. smoke alarm unit replacement for up to two eligible units (9 volt powered and 10-year lithium units only) subject to the pre-authorisation outlined in Item 13 of the terms and conditions;
- iii. smoke alarm unit relocation;
- iv. quotation to replace faulty 240v hard wired smoke alarm units or relocate to make compliant via a follow-on service, at your additional cost.

Report

The Report is not an all-encompassing report that deals with all aspects of the Property. The recommendations are limited to details of the Inspection as set out above.

The Report is prepared on the basis that the use of the Property will continue as a residential property and is not suitable for Workplace Health and Safety purposes.

Service Exclusions

Service can only be provided to buildings classified under classes 1a or 2 of the National Construction Code (NCC):

- i. Class 1a: domestic or residential buildings - a single dwelling or one of a group of attached dwellings, e.g., a terrace house; and
- ii. Class 2: domestic apartment buildings – a building containing two or more sole-occupancy units. This may include single-story attached dwellings with a common space below.

The following services cannot be provided:

- i. inspections of smoke alarm units above the 1.8-metre ladder safe reach;
- ii. in relation to Class 2 buildings defined above, inspections of smoke alarm units in common spaces;
- iii. inspections of commercial properties;
- iv. smoke alarm unit replacement when the smoke alarm unit is connected to a fire panel; and
- v. Any repairs to plastering or paintwork that may be required where a smoke alarm unit is replaced or relocated: there may be some residual damage either from the original installation or because of the replacement or relocation of the smoke alarm unit. Damage may vary due to the type of smoke alarm unit originally installed, the size of the cable hole and/or existing paint coverage and may include some discolouration from the original smoke alarm unit or from plastering.