



Description of Service

The PropertySafe inspection service covers the below elements of the fulfilment of an inspection Order:

- A. Contact from our Inspection Coordination team with the Primary Contact Parties to facilitate an agreeable On-site Time to fulfil the Inspection.
- B. The relevant contacts will be emailed to confirm on date and timeframe that the inspection will take place.
- C. An inspector will attend to the residence within the time frame allocated on the day of the inspection.
- D. At the completion of the on-site inspection then the Reports will be finalised and collated to be sent to the Purchaser.
- E. The Report will highlight all Items reviewed as per the legislative requirements and inclusions and Exclusions below.

Scope of Inspection

Safer Home Evaluation: The purpose of which is to comply with the current 7 minimum standard 'Fit for Habitation' legislative requirements. The report will highlight compliance for Rental Providers and provide recommendations to the report purchaser in a Fit for Habitation Report regarding the compliance of the property on the date of Inspection.

The **NSW Fit for Habitation** Inspection comprises of 2 parts:

- **Minimum Standards Inspection:** - This inspection is the offering for rental providers which includes the compliance requirements to meet the NSW Fit for Habitation Minimum Standards on their property related to amenity and privacy under seven prescribed standards.
 - **Safety Observations:** - In addition to ensuring the Minimum Standards are met, the inspection will provide feedback regarding safety conditions and identifiable hazards at the property. Recommendations will also be made in relation to addressing any risks or hazards present at the time of the inspection.
- A. The Report is not an all-encompassing report that deals with all aspects of the Property. The recommendations are limited to:
- i. residential health and safety issues where there are reasonably foreseeable risks that could result in sickness, injury, or death; and
 - ii. for Fit for Habitation, recommendations which address the current minimum standards under the relevant residential tenancy legislation.
- B. 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.
- C. The inspection will review if a property is fit to live in by inspecting these minimum requirements:
1. be structurally sound
 2. have adequate natural or artificial lighting in each room, except storage rooms or garages
 3. have adequate ventilation
 4. be supplied with electricity or gas, and have enough electricity or gas sockets for lighting, heating and other appliances
 5. have adequate plumbing and drainage
 6. have a water connection that can supply hot and cold water for drinking, washing and cleaning
 7. have bathroom facilities, including toilet and washing facilities that allow users' privacy.

Inspection Inclusions

The Report includes inspecting and reporting on the following:

- A. **Area/s of the Property inspected:**
 - i. The interior and exterior of the home and outbuildings within 20 metres of the main dwelling.
- B. **Item/s inspected / observed:**
 - i. Locks
 - ii. Windows
 - iii. Lighting
 - iv. Smoke detectors
 - v. Safety switches
 - vi. Toilets
 - vii. Bathroom facilities
 - viii. Glass
 - ix. Electricity and/or Gas Outlets
 - x. Plumbing and Drainage
 - xi. Water Supply
 - xii. Inhalation and Contaminants
 - xiii. Curtain/Blind Cord
 - xiv. Pool Barrier
- C. **Conditions inspected for:**
 - i. Ventilation
 - ii. Structural Soundness
 - iii. Hot water temperature
 - iv. Falls
 - v. Slips
 - vi. Trips
 - vii. Moisture
 - viii. Water Metering
 - ix. Any obvious* dangerous building, electrical, plumbing, vermin, gas leaks or pest infestation.

* Obvious means: items clearly visible to a reasonable person that is NOT an expert in building, electrical, plumbing, glazing, gas fitting, structural engineering, or pest detection.

Inspection Exclusions

The Report does not include inspecting and reporting on the following:

A. Area/s not inspected:

- i. Roof surface and void
- ii. Attics
- iii. Sub-floor
- iv. Crawl spaces
- v. Cupboard extensions
- vi. Wall cavities
- vii. Below carpets
- viii. Behind furniture and storage
- ix. Retaining walls, dams and waterways
- x. Any structure further than 20 metres from the main dwelling
- xi. Any area not clearly visible from ground.

B. Item/s not inspected:

- i. Ceiling insulation
- ii. House wiring
- iii. Water and gas pipework
- iv. Fireplaces
- v. Fixed heaters
- vi. Hot water systems
- vii. Portable electrical equipment
- viii. Furniture
- ix. Storage
- x. Water features
- xi. Security/alarm equipment including locks, deadlocks, grills, cameras, and alarms
- xii. Pool pumps and pool fittings

C. Condition/s not inspected for:

- i. Presence of lead paint, soil contamination or toxic conditions including chemical storage
- ii. Subfloor ventilation
- iii. Health of trees
- iv. Home occupier activity
- v. Lighting adequacy or night-time visibility with regards to safety or security
- vi. The presence of power points within the splash zone of flexible handheld shower units.

* We do not inspect, test, or operate any appliance or fitting other than those explicitly stated as part of the Inspection.