

### 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 Primary Contact and relevant contact will be emailed to confirm on date and timeframe that the inspection will take place.
- C. Inspector will attend to the residence within the timeframe allocated on the day of the inspection.
- D. At the completion of the on-site inspection the Report(s) will be finalised and collated to be sent to the Purchaser via email.
- E. The Report will highlight all Items reviewed as per the legislative requirements and inclusions and Exclusions below.

## Scope of Inspection

**Safer Homes Evaluation:** The purpose of which is to comply with the current minimum housing standards legislative requirements under the relevant residential tenancies legislation. Each report will highlight compliance to the requirements for Rental Providers and provide recommendations to the report purchaser in a Safer Home Evaluation Report regarding the compliance of the property on the date of Inspection.

The Safer Home Evaluation Inspections comprise of:

- **Minimum Housing Standards Inspection:** - This inspection is the offering for rental providers which includes the compliance requirements to meet the minimum rental standards on their property related to safety and security, and reasonable functionality.
- **Safety Observations:** - In addition to ensuring the Minimum Housing 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.

## 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:**
  - i. Locks on doors and windows
  - ii. Fixtures and fittings
  - iii. Kitchen facilities
  - iv. Laundry facilities
  - v. Plumbing and drainage
  - vi. Toilets
  - vii. Bathroom facilities
  - viii. Glass
  - ix. Safety Switches
- C. **Conditions inspected for:**
  - x. Structural Soundness
  - xi. Weatherproofing
  - xii. Fall Hazards
  - xiii. Slip Hazards
  - xiv. Trip Hazards
  - xv. Electrical Hazards
  - xvi. Privacy

- xvii. Damp and mould
- xviii. Vermin
- xix. Hot water temperature
- xx. Inhalation & Contaminants Observation
- xxi. Any obvious\* dangerous building, electrical, plumbing, or gas leaks.

\* 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. Wall cavities
- vi. Below carpets
- vii. Behind furniture and storage
- viii. Retaining walls, dams and waterways
- ix. Any structure further than 20 metres from the main dwelling
- x. Any area not clearly visible from ground.

B. **Item/s not inspected:**

- xi. Ceiling insulation
- xii. House wiring
- xiii. Water and gas pipework
- xiv. Fireplaces
- xv. Fixed heaters
- xvi. Hot water systems
- xvii. Portable electrical equipment
- xviii. Furniture
- xix. Storage
- xx. Water features
- xxi. Security/alarm equipment including locks, deadlocks, grills, cameras and alarms
- xxii. Pool pumps and pool fittings

C. **Condition/s not inspected for:**

- i. Presence of suspected asbestos, 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.