

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 time frame 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 rental standards and gas and electrical 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 3 types:

- **Minimum Rental 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 amenity, safety, and privacy.
- **Gas Inspection:** This inspection covers gas safety checks to ensure gas appliances are up to date in accordance with the relevant residential tenancies legislation. Gas appliance issues are considered urgent, and checks are required every 2 years.
- **Electrical Inspection:** This inspection covers electrical safety checks to ensure the electrical installations & fittings in a rental property are compliant with the relevant residential tenancies legislation. Electrical appliance issues are considered urgent, and checks are required every 2 years.

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
- ii. Window coverings
- iii. Windows
- iv. Lighting
- v. Structural soundness
- vi. Toilets
- vii. Bathroom facilities
- viii. Kitchen facilities
- ix. Laundry facilities

C. Conditions inspected for:

- i. Ventilation
- ii. Heating
- iii. Mould and dampness
- iv. Any obvious* dangerous building, electrical, plumbing, vermin, gas leaks or pest infestation.

D. Gas Inspection only

- i. Gas appliances
- ii. Gas leaks

E. Electrical Inspection only

- i. Fixed electrical fittings, installations and appliances
- ii. Testing of polarity, earth continuity and RCD
- iii. Smoke detectors (manufacturers test only)

* 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 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.