

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

Safety: This report covers a checklist of more than 140 safety issues that include the condition of smoke alarms as well as general health and safety concerns like slips, trips and falls, step, stair and deck safety, electrical and glass risks, and checks for the presence of moisture and pests that could cause health problems.

It also covers a range of specific items that cover occupants from children through to the elderly like access to sharps, chemicals and poisons; window, stairs, and balustrade fall risks; drowning risks; fire risks; medication and sharps storage; handrails, ramps, balustrades, and unobstructed walking surfaces; and checks for adequate lighting.

- 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.
- 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.

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. Electrical Safety Switch (RCD)
- ii. Building Hazards (pertaining to safety)
- iii. Glass Hazards
- iv. Slip Hazards
- v. Trip Hazards
- vi. Fall Hazards
- vii. Electrical Hazards
- viii. Gas Hazards (Natural, Propane, Butane, LPG & LNG excludes Co2)
- ix. Moisture Hazards
- x. Curtain / Blind Cord Hazards
- xi. Fireplace / Fixed Heater Hazards
- xii. Hot Water Hazards
- xiii. Pest Hazards
- xiv. Tree/branch Hazards
- xv. Inhalation & Contaminant Observation
- xvi. Security Hazards
- xvii. Pool Barrier
- xviii. Smoke Alarms (Manufacturer's Test, not Compliance)
- xix. 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 suspected asbestos, lead paint, soil contamination or toxic conditions including chemical storage
- ii. Subfloor ventilation
- iii. Health of trees
- iv. Home occupier activity
- i. Lighting adequacy or night-time visibility with regards to safety or security
- ii. 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.