

# PropertySafe Home

12 Smith Street, The  
Entrance NSW 2261



# Property Details

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**Property Address:** 12 Smith Street, The Entrance, NSW 2261

**Report Purchaser:** Darren Porter

**Purchaser's Reference:** Darren Porter

**Agency:** PropertySafe

**Date:** 28th March 2017

**Time:** 10:56 AM

**Inspection Type:** PropertySafe Standard + FireSafe Report

**Inspected By:** Anthony Villani

**Reference:** I23848

**Inspector Contact:** 0498 029 247

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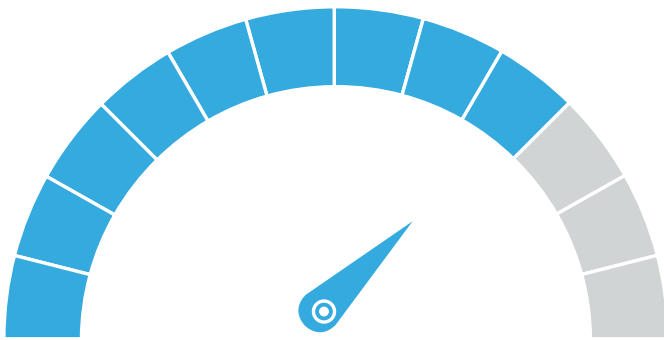
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# Statement of Purpose

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Risk Exposure Rating:

**Above Average**



**The purpose of this report is to provide you with the opportunity to mitigate any existing risks. By identifying all potential risks you have an excellent opportunity to significantly reduce the likelihood of an injury.**

Simply put, having this report done merely materialises most of the hidden existing risks you are currently exposed to and enables you to further protect yourself in an extremely cost effective way.

# Inspection Overview of Your Property

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## **Congratulations on being pro-active in ordering a PropertySafe report.**

As discussed with the occupant, the property has quite a considerable number of aspects that do require attention. This is especially due to the presence of young children and as such it is strongly recommend that rectification action is undertaken as soon as possible to address the more significant ones. The report breaks the issues down into various categories based upon their severity and provides a number of potential options and, as such, provides an opportunity to make informed decisions regarding what is appropriate and cost-effective to address.

The number of safety hazards identified in this inspection is high relative to other properties and the report provides options to address each of them. Please note the risk categorisation is very important. You will immediately see if it is a crucial item to be addressed or whether it is deemed discretionary. The majority of identified issues can be swiftly dealt with in a very cost-effective manner. The key is doing what is practicable, that means taking appropriate action considering the risk, age and value of the property.

Please feel free to contact the inspector Anthony Villani on 0498 029 247 should you have any questions about this report.



# How to Interpret this Report

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**This report is the result of a visual Property Inspection identifying potential residential health and safety issues in the property. The purpose of the inspection is to identify issues where there are reasonably foreseeable risks that could result in injury or death. However, it is ultimately up to you to decide what issues need addressing.**

Some identified issues may present a risk in line with current Building Code requirements, however depending upon the age of the property, it may have complied with the then existing Building Code requirements. As such the current regulations may not need to be complied with until renovations or alterations are carried out. In these circumstances, it is at your discretion as to whether you choose to take the recommended additional steps to ensure safety.

# Risk Assessment Matrix

## Prioritising Hazards And Risks

		Probability				
		Extremely Likely	Very Likely	Likely	Unlikely	Very Unlikely
Consequence	Child-Adult-Elderly					
	Life Threatening	Very High	Very High	High	High	Moderate
	Major Injuries	Very High	High	High	Moderate	Low
	Moderate Injuries	High	High	Moderate	Low	Very Low
	Minor Injuries	High	Moderate	Low	Very Low	Very Low
	Negligible Injuries	Moderate	Low	Very Low	Very Low	Very Low

## Hazard Consequence Rating Table

**Life Threatening** Hazard may cause death or total loss of one or more bodily functions.

**Major Injuries** Hazard may cause severe injury, illness or permanent partial loss of one or more bodily functions.

**Moderate Injuries** Hazard may cause moderate injury, illness or partial loss of one or more bodily functions.

**Minor Injuries** Hazard may cause minor injury, illness or partial loss of one or more bodily functions.

**Negligible Injuries** Hazard may cause negligible injury, illness or no injury.

## Hazard Probability Table

**Extremely Likely** It is extremely likely that an incident will occur if the issue remains unaddressed.

**Very Likely** It is very likely that an incident will occur if the issue remains unaddressed.

**Likely** It is likely that an incident will occur if the issue remains unaddressed.

**Unlikely** It is unlikely that an incident will occur if the issue remains unaddressed.

**Very Unlikely** It is very unlikely that an incident will occur if the issue remains unaddressed.

# Inspection Summary for Your Property

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The following Inspection Summary provides an overview of the inspection results only and should be considered in conjunction with the detailed findings for each hazard as well as the Terms and Conditions at the end of the report.

## Restrictions

**Definition:** Any areas or sections noted below have not been inspected and therefore not included in this report. We recommend the removal of the obstruction/s and/or access being supplied to complete the inspection as soon as possible.

There were no substantial restrictions. Location and archive photos may indicate partial obstructions.

## Very High

**Definition:** Issues assessed as “Very High” have a high degree of likelihood that a severe or life threatening injury will occur; it is strongly recommended that the identified safety issue is rectified immediately by a licenced tradesperson specialising in the respective field.

Hazard	Issue	Location	Page
Gas	Gas meter leak	Exterior Front	37

## High

**Definition:** Issues assessed as “High” have a relatively high degree of likelihood that a significant injury will occur; it is highly recommended that the identified safety issue is rectified as soon as practicable by a licenced tradesperson specialising in the respective field.

Hazard	Issue	Location	Page
Smoke Alarms	There is not a sufficient number of Smoke Alarms installed.	General	13
Electrical	Damaged power point	Multiple	34

## Moderate

**Definition:** Issues assessed as “Moderate” can range from having a high exposure to minor injuries or a low exposure to significant injuries; each needs to be individually assessed, however it is recommended that the identified safety issue is rectified as soon as practicable by a licenced tradesperson specialising in the respective field.

Hazard	Issue	Location	Page
Building	Damaged post	Exterior Front	17
Glass	Suspected absent safety glass	Multiple	21
Curtain/Blind Cord	Curtain/blind cords and/or chains that are unsafe	Multiple	41

# Low

**Definition:** Issues assessed as “Low” have a relatively low likelihood that a significant injury will occur; these issues can generally be regarded as either non-critical or as normal maintenance items and can be rectified, if desired, when a suitably licenced tradesperson specialising in the respective field next visits the property.

Hazard	Issue	Location	Page	Category
Building	Damaged ceiling	Other Structure 3	16	
Building	Minimum head room risk	Multiple	17	
Building	Toilet door access risk	Attached Toilet	18	
Building	Sharp conditions risk	Multiple	19	
Glass	Absent visible glass banding	Kitchen/Dining	22	
Slip	Unsecured mat on low friction walking surface slip risk	Bedroom 2	24	
Slip	Low friction walking surface slip risk	Multiple	25	
Trip	Step/stair dimension trip risk	Multiple	28	
Fall	Greater than 1m tall risk	Exterior Rear	32	
Fall	Handrail inadequacy	Multiple	33	

# Very Low

**Definition:** Issues assessed as “Very Low” have a low likelihood that an injury will occur; these issues are deemed discretionary and can be rectified, if desired, when a suitably licenced tradesperson specialising in the respective field next visits the property.

There is no evidence of potential safety hazards at this level of risk.

# Observations

**Definition:** These observations are cautionary notes added by the inspector of identifiable hazards and will NOT appear in your portal to action. If you would like any observations addressed by your property manager please contact them directly to discuss.

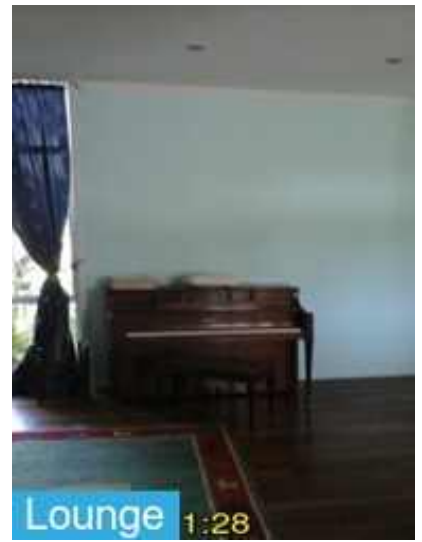
<b>Hazard</b>	<b>Issue</b>	<b>Location</b>	<b>Page</b>
Building	Structure deterioration risk	Multiple	20
Trip	Over 10mm trip risk	Hall	27
Trip	Uneven external walking surface trip risk	Multiple	29
Fall	Greater than 190mm fall risk	Multiple	31
Electrical	Automatic garage door risk	Attached Garage	35
Moisture	Moisture staining	Other Structure 3	39

## What Does a Resultant Risk Level of Nil Mean?

**Definition:** If an issue has been removed the resulting risk level may be shown as Nil. This relates to that specific risk only and normal risks that cannot be removed still apply. For example, if a loose balcony handrail is repaired that risk is eliminated however the risks normally associated with balconies such as height or overloading remain.

# Location Photos







Kitchen/Dining 11:42



Kitchen/Dining



Bathroom 11:44



Bedroom 1



Ensuite 11:45



Ensuite 11:45



Toilet 05-17 11:33



Laundry :39



Internal Garage



Study 11:29



Exterior Front



Exterior Front







Exterior Rear 2025-07-17 11:48



Exterior Rear



Exterior Rear



Exterior Rear

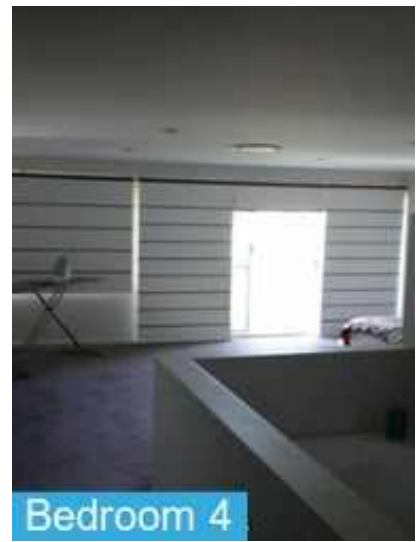


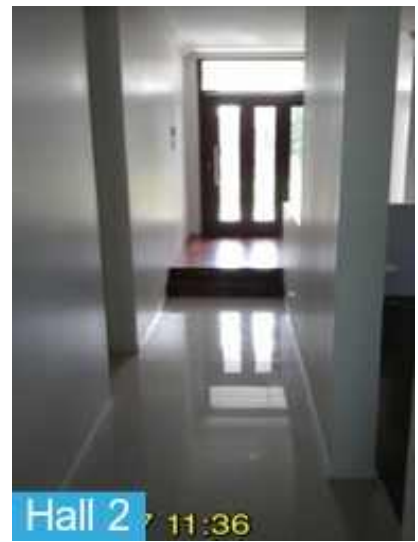
Exterior Rear



Exterior Rear







To protect home occupant privacy we have endeavoured to take location photos with minimal personal items. Further archive photos may have been taken and will only be accessed if required for evidence of restrictions.

# Property Details



**Type of Residence**  
House

**Premises Style**  
Freestanding

**Levels**  
Single

**Cladding**  
Weatherboard

**Roof covering**  
Tile

**Car accommodation**  
Attached Garage

**Estimated age of the property**  
Over 50 years

**Prevailing weather conditions**  
Dry

**Light conditions**  
Day

**Furnished**  
Yes

**Occupied**  
Yes

**People present**  
Other

## Rooms /Areas Inspected

- |                              |                          |                              |
|------------------------------|--------------------------|------------------------------|
| <b>1.</b> Entry              | <b>2.</b> Lounge         | <b>3.</b> Kitchen/Dining     |
| <b>4.</b> Bathroom           | <b>5.</b> Bedroom 1      | <b>6.</b> Toilet             |
| <b>7.</b> Laundry            | <b>8.</b> Study          | <b>9.</b> Exterior Front     |
| <b>10.</b> Exterior Rear     | <b>11.</b> Exterior Left | <b>12.</b> Attached Garage   |
| <b>13.</b> Attached Toilet   | <b>14.</b> Shed          | <b>15.</b> Other Structure   |
| <b>16.</b> Bedroom 2         | <b>17.</b> Bedroom 3     | <b>18.</b> Other Structure 2 |
| <b>19.</b> Other Structure 3 | <b>20.</b> Hall          | <b>21.</b> Subfloor          |

# Restrictions

Any areas or sections noted have not been inspected and therefore not included in this report. We recommend the removal of the obstructions and/or access being supplied to complete the inspection as soon as possible. The scope of our inspection procedure includes moving light window furnishings including curtains and blinds but does not include moving furniture and storage.

There were no substantial restrictions in the following locations (location and archive photos may indicate partial obstructions) in the following locations:

Entry	Lounge	Kitchen/Dining
Bathroom	Bedroom 1	Ensuite
Toilet	Laundry	Internal Garage
Study	Exterior Front	Exterior Rear
Patio	Bedroom 2	Bedroom 3
Bedroom 4	Toilet 2	Hall
Hall 2		



# Smoke Alarms

Inspection of the Smoke Alarms for compliance was not selected during ordering. Therefore we have not inspected the Smoke Alarms for quantity, location, expiry and operation. To maximise the safety of the property occupants, in the event of a fire, we strongly recommend annual compliance inspections of the Smoke Alarms.





# Building Hazards

This issue arises when a building fixture shows obvious evidence of conditions that could potentially cause harm by isolating, collapsing, falling, hitting, cutting or contributing to a fall. Numerous avoidable deaths and injuries have occurred due to a failure to inspect and maintain building condition. Inspection and maintenance will reduce your risk of potential injury claims by an entrant to the property. We inspect and test conditions within a height of 3 metres from the walking surface of the main building, and substantial outbuildings within 20 metres of the main building, for obvious evidence of building related potential safety hazards. Situations inspected include floors, walls, ceilings, fixtures, steps/stairs, balustrades, balconies, eaves, guttering, down-pipes, posts and beams. We do not inspect roof voids or subfloor areas. Possible solutions include further investigation, replacement, reinforcement or repair of the issue, in some instances to highlight the issue and/or install a suitable warning sign adjacent to the area and/or to inform the occupant of the issue advising them to take suitable care. We do not purport to be experts in the field of structural engineering and building certification. It is highly recommended that all balcony, deck, verandah and step/stair constructions be inspected by a structural engineer to ascertain integrity, design and compliance.

## Issue

**Damaged flooring due to the following condition: rot/decay. Hazard Identified in Exterior Rear.**



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	Replace, reinforce and repair as required or cover the damaged area with secure panels.	Nil
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk building related issues are often present. As a result, we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Very Low
Low	Isolate	If practicable, prevent physical access to the area by locking or barricading.	Very Low



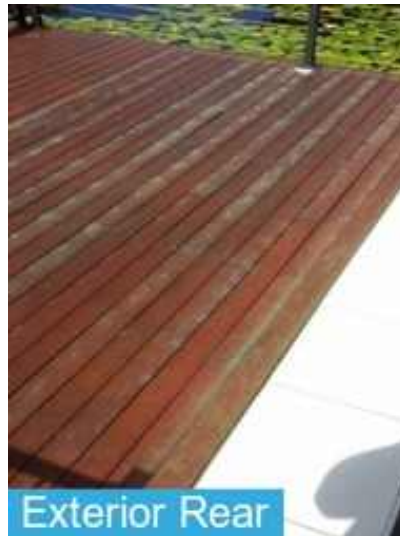
# Issue

Separating balcony/deck attachment due to the following condition: detachment. Hazard Identified in Exterior Rear.



**Comments** Any load on this deck and it will fail causing harm.

Current Risk	Actions	Potential Solutions	Resultant Risk
Moderate	Eliminate	Replace, reinforce and repair as required.	Nil
Moderate	Alert	Safety message to the residents - "As with many properties the presence of lower risk building related issues are often present. As a result, we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Low
Moderate	Isolate	If practicable, prevent physical access to the area by locking or barricading.	Very Low



# Issue

Spa bath recirculation suction/drowning risk. Hazard Identified in Ensuite.



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	Disengage the electric pump to remove the risk of suction or drowning by hair being pulled into the inlet.	Nil
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk issues are often present. As a result we respectfully ask that you, your family and your guests take suitable care when using the spa bath and in particular be vigilant of young children when in use. Your cooperation will increase the safety for all."	Very Low



## Issue

Sharp conditions risk due to the following condition: protruding nails. Hazard Identified in Exterior Rear.



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	Reduce, remove or improve the circumstances associated with the sharp item or condition.	Nil
Low	Alert	Safety message to the residents - "As with most properties the presence of lower risk building issues are often present like sharp edges and corners. As a result we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. We thank you for your cooperation. "	Very Low



# Issue

Structure(s) present at risk of deterioration in the near future due to decay.  
Hazard Identified in Exterior Rear.



Current Risk	Actions	Potential Solutions	Resultant Risk
Observations	Alert	Inform the home occupants of the risk and request they report any evidence of unsafe deterioration or damage as it becomes evident to the property owner or manager for immediate rectification.	N/A



There is no evidence of Building related potential safety hazards in the following locations:

Entry	Lounge	Kitchen/Dining
Bathroom	Bedroom 1	Toilet
Laundry	Internal Garage	Study
Exterior Front	Patio	Bedroom 2
Bedroom 3	Bedroom 4	Toilet 2
Hall	Hall 2	



# Glass Hazards

This issue arises when a fixed panel of glass shows obvious evidence of damage, imminent failure or possible collision that could cause harm by directly hitting and/or cutting. Numerous avoidable injuries have occurred due to a failure to inspect and maintain or replace glass. Inspection and maintenance will reduce your risk of potential injury claims by an entrant to the property. Home owners may be liable if safety glass has not been used in renovation or repairs and subsequent property occupant injury occurs, even though Safety Glass is not a retrospective requirement for existing properties. We inspect and test panes, panels, screens, inserts and mirrors, within 3 metres from walking level, for obvious evidence of glass related safety hazards. We inspect for and report on broken and cracked glass, damaged and/or missing seals, suspected absence of required safety (shatter proof) glass and visible banding on large glass doors and windows that might be confused with a walkway. We also inspect for the presence/absence of toughened (safety) glass situated in high risk slip, trip and fall situations. We recommend any damaged glass be further investigated or rectified by a licenced glazier. In the absence of banding on large glass windows and doors we recommend the installation of visible banding. Possible solutions include further investigation, replacement, reinforcement or repair of the issue, in some instances to highlight the issue and/or install a suitable warning sign adjacent to the area and/or to inform the occupant of the issue advising them to take suitable care. NB: We cannot and do not purport to be experts in this field. It is highly recommended that all glass situated in high risk situations be inspected by an expert in the field of glass manufacture, identification, placement and compliance.

## Issue

Absent visible glass banding. Hazard Identified in Laundry.



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	Install industry approved visible banding on and across the glass between 700mm and 1200mm from the walking surface.	Nil
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk glass related issues are often present. As a result, we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Very Low



There is no evidence of Glass related potential safety hazards in the following locations:

Entry	Lounge	Kitchen/Dining
Bathroom	Bedroom 1	Ensuite
Toilet	Internal Garage	Study
Exterior Front	Exterior Rear	Patio
Bedroom 2	Bedroom 3	Bedroom 4
Toilet 2	Hall	Hall 2



# Slip Hazards

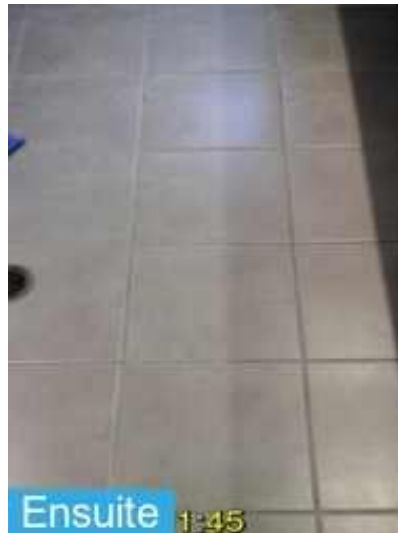
This issue arises when a walking surface displays obvious evidence of conditions that could cause harm by a slip and fall. Claims from slip hazards are one of the most common claims made against Home Owners. Inspection and maintenance will reduce your risk of potential injury claims by an entrant to the property. Factors affecting slips include the floor surface type, grade and the presence of contaminants that cause slipperiness. We visually inspect for the presence and build-up of oil, grease, soap, sand/soil and moss on the walking surface, steep grade walking surfaces and the absence of non-slip surfaces in baths that incorporate a shower. Please note: Slip hazards are documented via a visual inspection only. No slip resistance tools are utilised. Possible solutions include further investigation, replacement, reinforcement or repair of the issue, in some instances to highlight the issue and/or install a suitable warning sign adjacent to the area and/or to inform the occupant of the issue advising them to take suitable care. To obtain an accurate slip rating of walking surfaces a further inspection may be obtained from a professional in the field via the use of Tortus Tribometer or Pendulum Test.

## Issue

**Low friction walking surface slip risk that is: likely to be slippery when wet. Hazard Identified in Hall, Ensuite, Laundry, Internal Garage, Toilet 2, Entry, Exterior Front, Exterior Rear, Kitchen/Dining, Patio and Bathroom.**



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	If practicable, install a non-slip floor covering over the entire walking surface.	Nil
Low	Modify	Install/apply non-slip mats, strips, paint or lacquer to the walking surface.	Very Low
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk slip issues are often present. As a result, we respectfully ask that you, your family and your guests take suitable care when near this issue and in particular when wet. Also be vigilant of young children, unsteady adults and the elderly when crossing the area. Your cooperation will increase the safety for all."	Very Low





Internal Garage



Toilet 2 11:38



Entry 7 11:27



Exterior Front



Exterior Front



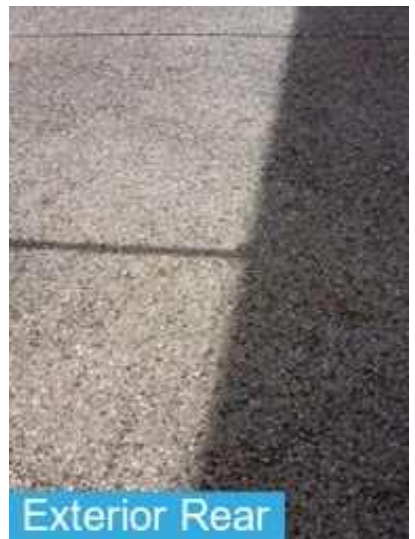
Exterior Front



Exterior Front



Exterior Rear

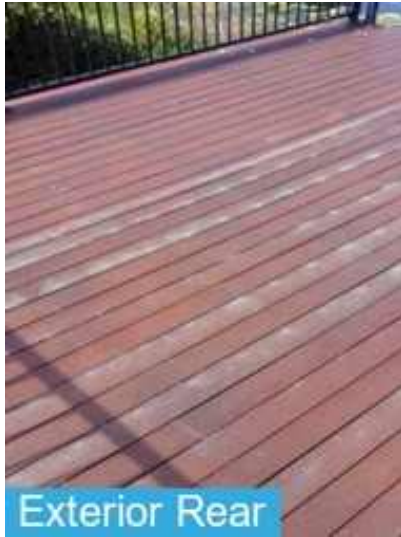


Exterior Rear





Exterior Rear



Exterior Rear



Exterior Rear



Exterior Rear



Exterior Rear



Exterior Rear



Kitchen/Dining



Patio 7 11:48



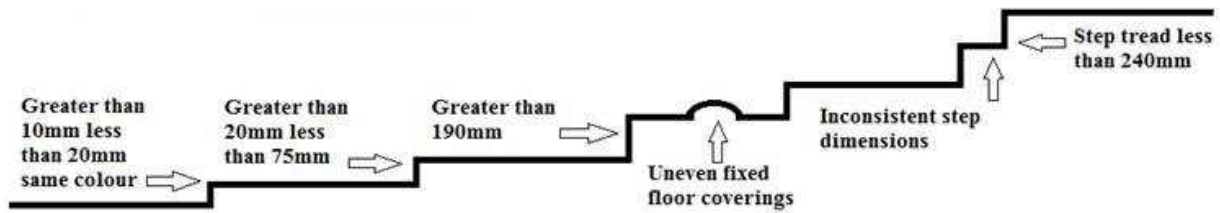
Bathroom 84



# Trip Hazards

This issue arises when a walking surface shows obvious evidence of conditions that are potentially likely to cause harm by a trip and fall. Claims from trip hazards are one of the most common claims made against Home Owners. Inspection and maintenance will reduce your risk of potential injury claims by an entrant to the property. A visual inspection for evidence of potential trip hazards includes examination for an unexpected / abrupt change in walking surface that is greater than 10mm and less than 20mm with similar surface colour and texture, greater than 20mm and less than 75mm regardless of colour and texture, a step/stair height that is greater than 190mm, step/stair treads less than 240mm and inconsistent step/stair dimensions.

Possible solutions include further investigation, replacement, reinforcement or repair of the issue, in some instances to highlight the issue and/or install a suitable warning sign adjacent to the area and/or to inform the occupant of the issue advising them to take suitable care.



## Issue

Fixed floor covering trip risk due to: being damaged. Hazard Identified in Exterior Rear.



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	Level and/or repair the walking surface.	Nil
Low	Modify	Place a non-slip and non-trip covering over the uneven walking surface area.	Very Low
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk trip issues are often present. As a result we respectfully ask that you, your family and your guests take suitable care when walking in and around the premises and near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Very Low



# Issue

Step/stair dimension risk due to: height greater than 190mm. Hazard Identified in Exterior Rear.



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	Replace with adequately dimensioned step/stairs.	Nil
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk trip issues are often present. As a result we respectfully ask that you, your family and your guests take suitable care when walking in and around the premises and near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Very Low



# Issue

Uneven external walking surface trip risk due: ledge/edge greater than 20mm and less than 190mm and objects in, on or adjacent to the walking surface. Hazard Identified in Exterior Front and Exterior Rear.



Current Risk	Actions	Potential Solutions	Resultant Risk
Observations	Eliminate	If practicable, arrange a trade supplier to level the walking surface.	Nil
Observations	Alert	Safety message to the residents - "As with many properties the presence of lower risk trip related issues are often present. As a result, we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Very Low



Exterior Front



Exterior Front



Exterior Front



Exterior Front



Exterior Rear



Exterior Rear



Exterior Rear



Exterior Rear



Exterior Rear



Exterior Rear



Exterior Rear



Exterior Rear

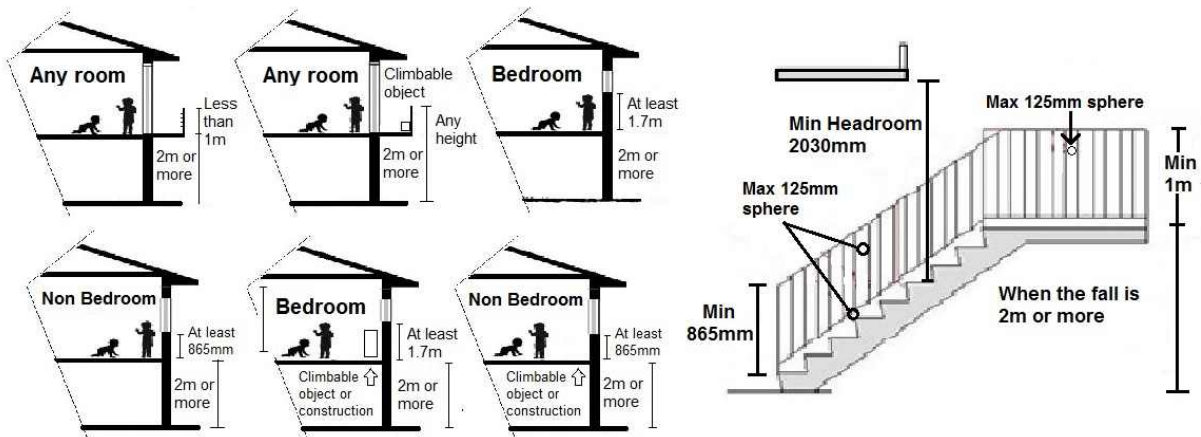
There is no evidence of Trip related potential safety hazards in the following locations:

Entry	Lounge	Kitchen/Dining
Bathroom	Bedroom 1	Ensuite
Toilet	Laundry	Internal Garage
Study	Patio	Bedroom 2
Bedroom 3	Bedroom 4	Toilet 2
Hall	Hall 2	



# Fall Hazards

This issue arises when an area has conditions that could cause harm by a fall. Claims from fall hazards are increasingly common claims made against Home Owners with tragic accidents receiving national television exposure. Inspection and maintenance will reduce your risk of potential injury claims by an entrant to the property. Fall issues inspected for include a less than 1 metre fall without a balustrade being present, a greater than 1 metre fall without an adequate balustrade being present, a greater than 2 metre fall from a balustrade that is less than 1 metre high, balustrade gaps greater than 125mm, a greater than 2 metre fall from a bedroom window that is less than 1.7 metres from the floor, a greater than 2 metre fall from a non-bedroom window that is less than 865mm from the floor. We also report on any fixed or movable climbable opportunities discovered compromising the height of a window or balustrade. For example, fixed window seats or planter boxes on balconies could effectively reduce the height that a child has to scale. In the instance of potential high window fall hazards solutions include the installation of window restrictors of not more than 125mm. Other solutions include to highlight the issue and/or install a suitable warning sign adjacent to the area and/or to inform the occupant of the issue advising them to take suitable care.



## Issue

**A greater than 1 metre fall risk due to: penetrable gap within the balustrade greater than 125mm in diameter and fixed climbable opportunity within the balustrade height between 150-750mm. Hazard Identified in Exterior Rear.**



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	In some instances this issue may comply with current building codes although to protect all we recommend the installation of a non-climbable and non-penetrable balustrade to at least 1 metre in height OR cover the internal vertical surface of the existing structure (if appropriate and practicable) with non-climbable and non-penetrable panels (Perspex or other) to at least 1 metre in height.	Nil
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk fall issues are often present. As a result we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Very Low



## Issue

Bedroom window fall risk due to the following conditions: window opening greater than 125mm, window opening less than 1.7 metres from the internal standing surface and a greater than 2 metre external fall. Hazard Identified in Bedroom 4.



Current Risk	Actions	Potential Solutions	Resultant Risk
Moderate	Eliminate	Install a suitable window restrictor or grill leaving no more than 125mm opening.	Nil
Moderate	Alert	Safety message to the residents - "As with many properties the presence of lower risk fall issues are often present. As a result we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Low



# Issue

Non-bedroom window fall risk due to the following conditions: window opening greater than 125mm, fixed climbable opportunity as part of or adjacent to the window and a greater than 2 metre external fall. Hazard Identified in Ensuite.



Current Risk	Actions	Potential Solutions	Resultant Risk
Moderate	Eliminate	Install a suitable window restrictor or grill leaving no more than 125mm opening.	Nil
Moderate	Alert	Safety message to the residents - "As with many properties the presence of lower risk fall issues are often present. As a result we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children, unsteady adults and the elderly. Your cooperation will increase the safety for all."	Low



There is no evidence of Fall related potential safety hazards in the following locations:

Entry	Lounge	Kitchen/Dining
Bathroom	Bedroom 1	Toilet
Laundry	Internal Garage	Study
Exterior Front	Patio	Bedroom 2
Bedroom 3	Toilet 2	Hall
Hall 2		

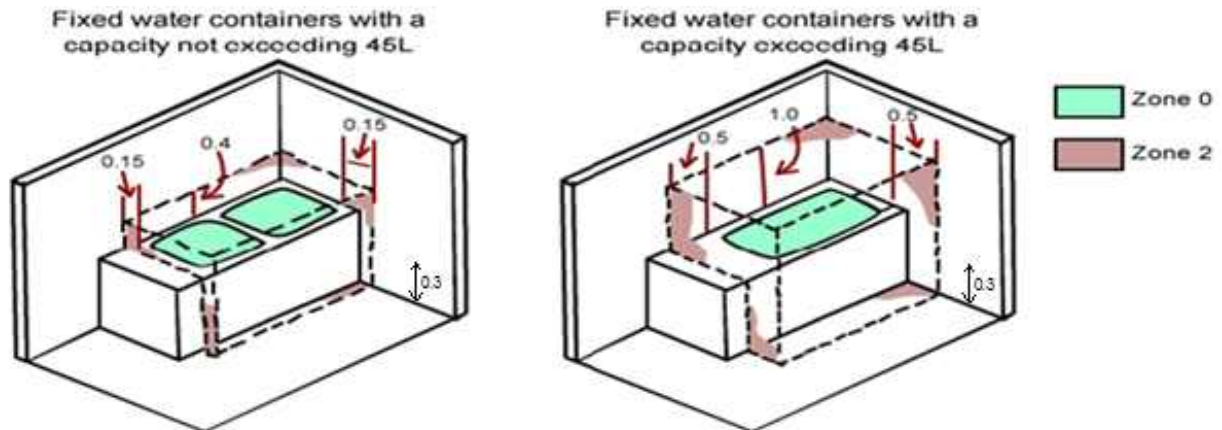




# Electrical Hazards

This issue arises when an electrical fixture shows obvious evidence of damage or conditions that could harm a person by electrocution or create a fire. Inspection and maintenance will reduce your risk of potential injury claims by an entrant to the property. We conduct a visual-only inspection of the property looking for any obvious electrical hazards, such as damaged light switches, light fixtures, power points, fixed appliances, the presence of power points within a splash zone and easily accessible empty light sockets.

These issues can alert the need for a licenced electrician to carry out repairs, replacements or relocation. Other solutions include to highlight the issue and/or install a suitable warning sign adjacent to the area and/or to inform the occupant of the issue advising them to take suitable care.



## Issue

Damaged power point due to the following condition: cracked. Hazard Identified in Kitchen/Dining.



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	Replace or repair the damaged item as required.	Nil
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk electrical issues are often present. As a result we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children. Your cooperation will increase the safety for all."	Very Low
Low	Isolate	If practicable, as a short term option, prevent physical access to the issue.	Very Low



## Issue

Damaged switch(es) due to the following condition: loose switch. Hazard Identified in Ensuite.



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Eliminate	Replace or repair the damaged item as required.	Nil
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk electrical issues are often present. As a result we respectfully ask that you, your family and your guests take suitable care when near this issue, and in particular be vigilant of young children. Your cooperation will increase the safety for all."	Very Low
Low	Isolate	If practicable, as a short term option, prevent physical access to the issue.	Very Low



# Issue

Automatic garage door risk associated with the risk of a child being harmed or injured by the lowering door or after a loss of electricity supply the door not opening for an escape route. Hazard Identified in Internal Garage.



Current Risk	Actions	Potential Solutions	Resultant Risk
Observations	Alert	As our inspection is limited to a visual assessment we recommend you, your property manager or service provider test the door to ensure it stalls or retracts when an obstacle is beneath and confirm there is a manual disengagement option in the event of power loss (fire escape route). If you are currently aware the garage door complies please disregard this issue.	Low



There is no evidence of Electrical related potential safety hazards in the following locations:

Entry	Lounge	Bathroom
Bedroom 1	Toilet	Laundry
Study	Exterior Front	Exterior Rear
Patio	Bedroom 2	Bedroom 3
Bedroom 4	Toilet 2	Hall
Hall 2		



# Gas Hazards

This issue arises when a fixed gas outlet, meter, exposed pipe joint, fixed appliance or fixed gas storage cylinder shows evidence of a leak that that could harm a person by inhalation or cause ignition, explosion and fire. Inspection and maintenance will reduce your risk of potential injury claims by an entrant to the property. We carry out an inspection of the property for the presence of gas locations and if accessible we test with a gas detector unit adjacent to the object/s for evidence of natural gas, propane, butane, LPG and LNG leakage. It is not always possible to ascertain if the gas supply has been disrupted or disconnected to a property. For example the supply may have been temporarily shut down for repairs in the area or a fixed gas storage cylinder may be empty on the day of inspection. We do not inspect temporary gas storage cylinders for single use appliances such as BBQ's and external heaters. For carbon monoxide danger, refer to Inhalation / Contaminants Hazards. If a gas leak has been detected we inform the property occupants and property owner or manager immediately from site.

There is no evidence of Gas related potential safety hazards in the following locations:

Kitchen/Dining

Exterior Rear

There are no visible Gas outlets or appliances in the following locations:

Entry	Lounge	Bathroom
Bedroom 1	Ensuite	Toilet
Laundry	Internal Garage	Study
Exterior Front	Patio	Bedroom 2
Bedroom 3	Bedroom 4	Toilet 2
Hall	Hall 2	



# Moisture Hazards

Inspection and maintenance will reduce your risk exposure from potential injury claims by an entrant to the property regarding moisture hazards. The greater awareness of airborne contaminants has led to an increased focus on air quality within the home generally. The presence of water staining or pooling can be a precursor for fungal growth, rising damp, spores and concealed termite activity that has the potential to cause harm to the property occupants from structural failing or inhalation of spores triggering asthma conditions. We inspect and test within 3 metres from floor and ground level for obvious evidence of moisture staining, fungal growth and pooling including flooring, walls, ceilings and cupboards as well as moisture meter readings in the walls adjacent to the wet areas (kitchens, bathrooms and laundries). We also complete, if present, a visual inspection of the subfloor from a manhole or subfloor perimeter (no crawl undertaken) for evidence of water pooling. High moisture meter readings (if noted in the report) can be caused by any one of the following- poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture (if reported) should be investigated by way of a further and more invasive inspection.

Possible solutions include further investigation to determine the moisture source, cleaning, improved ventilation, replacement or repair of the issue, in some instances to highlight the issue and/or install a suitable warning sign adjacent to the area and/or inform the occupant of the issue advising them to take suitable care.

There is no evidence of Moisture related potential safety hazards in the following locations:

Entry	Lounge	Kitchen/Dining
Bathroom	Bedroom 1	Ensuite
Toilet	Laundry	Internal Garage
Study	Exterior Front	Exterior Rear
Patio	Bedroom 2	Bedroom 3
Bedroom 4	Toilet 2	Hall
Hall 2		



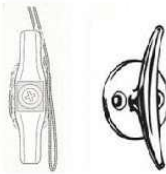
# Curtain/Blind Cord

## Hazards

Young children can strangle themselves on looped or single strand blind and curtain cords. Numerous highly publicised avoidable injuries to children have occurred due to a failure to inspect and maintain curtain and blind cords according to new recommendations and regulations. Inspection and maintenance will reduce your risk of potential injury claims by an entrant to the property, irrespective of whether or not children actually reside at the property. We carry out a visual-only inspection for obvious evidence of looped or single strand curtain and blind cords that are hanging loosely lower than 1600mm from the floor and able to form or create a loop of 220mm or more. Solutions include replacing the blinds and/or curtains with a brand that does not contain cords or chains, rectify the issue to comply with legislated requirements or to highlight the issue and/or install a suitable warning sign adjacent to the area and/or inform the occupant of the issue advising them to take suitable care.

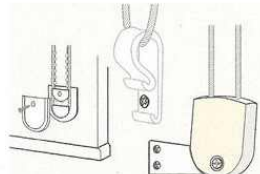
### Cleat

Fix all cords securely above 1600mm from the floor after each operation.



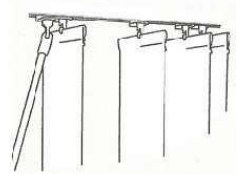
### Tension

Install a cord tensioner that is unable to create a 220mm loop or be detached with 7kg of force in any direction for 10 seconds.



### Replace

Remove the cords completely and replace with a wand.



### Remove

Remove and maintain the absence of climbable opportunities including furniture, objects and storage.



## Issue

**Curtain/blind cords and/or chains that are unsafe due to the following conditions: lower than 1600mm from the standing surface, not secured adequately and able to form a loop of 220mm in its current state or if intertwined. Hazard Identified in Study, Lounge, Bedroom 1 and Bedroom 2.**



Current Risk	Actions	Potential Solutions	Resultant Risk
Moderate	Eliminate	Replace the blinds and/or curtains with a product that does not contain cords or chains.	Nil
Moderate	Modify	Rectify the issue to comply with legislated requirements of not being able to form a loop of 220mm or more closer than 1600mm from the floor.	Low
Moderate	Alert	Safety message to the residents - "As with many properties the presence of lower risk issues is often present including those associated with curtain and blind cords. As a result we respectfully ask that you, your family and your guests take suitable care when near this risk, and in particular be vigilant of young children. Your cooperation will increase the safety for all."	Low



There is no evidence of Curtain/Blind Cord related potential safety hazards in the following locations:

Entry	Kitchen/Dining	Bathroom
Ensuite	Toilet	Laundry
Internal Garage	Exterior Front	Exterior Rear
Patio	Bedroom 3	Bedroom 4
Toilet 2	Hall	Hall 2





# Fireplace/Fixed Heater Hazards

Claims from fireplace safety hazards can be reduced or avoided by owners taking steps to ensure maintenance issues with fireplaces and fixed heaters are addressed. For some items such as chimneys and external flues, the owners may have maintenance and cleaning responsibility. We carry out a visual-only inspection for evidence of the following fireplace and fixed heater hazards: the absence of a safety screen, any flammable opportunities within close proximity, carbon monoxide (CO) risk in the immediately adjacent area and damage to fuel supply lines. Possible solutions include the placement of a safety screen, the removal of flammable objects in close proximity and the repair of supply lines, in some instances to highlight the issue and/or install a suitable warning sign adjacent to the area and/or inform the occupant of the issue advising them to take suitable care.

There is no evidence of Fireplace/Fixed Heater related potential safety hazards in the following locations:

Entry	Lounge	Kitchen/Dining
Bathroom	Bedroom 1	Ensuite
Toilet	Laundry	Internal Garage
Study	Exterior Front	Exterior Rear
Patio	Bedroom 2	Bedroom 3
Bedroom 4	Toilet 2	Hall
Hall 2		



# Pests Hazards

Inspection, maintenance, preventative measures and treatment can reduce your exposure to potential health claims regarding pest hazards. We carry out a visual-only inspection for obvious evidence of the following pest and vermin potential health safety hazards: Rodents, cockroaches, fleas and suspected timber pest activity, droppings and workings. A roof void or subfloor crawl space inspection is not included in a PropertySafe inspection nor is a Timber Pest (Termite) Inspection. If any obvious evidence is noted within this report we strongly recommend a thorough inspection be carried out by a licensed Pest Inspector. Solutions include further inspection, reduction in conducive conditions, treatment by pest experts if necessary and informing the occupant of the issue advising them to take suitable care.

There is no evidence of Pests related potential safety hazards.



# Trees/Branches Hazards

Inspection and maintenance will reduce your exposure to potential injury claims regarding tree and branch hazards. Recognizing hazardous trees or branches and taking proper corrective actions can protect property and save lives. Trees can become damaged by weather, insects, diseases, construction or vandalism. Unhealthy trees are at risk of falling and causing property damage or personal injury while low hanging limbs can cause injury if they overhang paths, driveways or walkways in and around the property. Tree limbs that overhang structures or power lines are a greater risk in storms as evidenced by storm conditions in recent times. We carry out a visual inspection of large trees and branches within the property boundary and within 20 metres of the main building for obvious evidence that could constitute a safety hazard including large trees/limbs that could fall on the property, large trees/limbs that overhang power lines, large tree branches across walkways and sharp branches within walkways. Possible solutions include the removal or trimming of trees and branches and to highlight the issue and/or install a suitable warning sign adjacent to the area and/or inform the occupant of the issue advising them to take suitable care.

There is no evidence of Trees/Branches related potential safety hazards.



# Inhalation/Ingestion/Contaminants Hazards

These issues arise when there are conditions that place the property occupants at risk of inhaling dangerous fumes or particles, ingesting poisonous liquids, skin contact with contaminants or the presence of flammable materials or fuels. Avoidable deaths and injuries have occurred due to a failure to inspect, remedy and maintain chemical and contaminant related conditions. We conduct a visual inspection for evidence of potential inhalation and contaminant hazards including materials that are suspected to contain asbestos or asbestos related components, stored chemicals including paints, fuels and detergents and areas at risk of heightened carbon monoxide (CO) levels such as fireplaces, gas or oil heaters, attached enclosed garages and/or proximity to vehicle exhausts.

Possible solutions include removal or safe storage of dangerous items, expert inspection of suspected asbestos materials, improved ventilation and installation of CO detectors and in some instances to highlight the issue and/or install a suitable warning sign adjacent to the area and/or inform the occupant of the issue advising them to take suitable care.

## Issue

Garage carbon monoxide (CO) risk associated with fumes entering a living space. Hazard Identified in Internal Garage.



Current Risk	Actions	Potential Solutions	Resultant Risk
Low	Modify	Increase ventilation if possible and install carbon monoxide (CO) detectors in and adjacent to the area.	Very Low
Low	Alert	Safety message to the residents - "As with many properties the presence of lower risk issues are often present including the carbon monoxide risk associated with internal access garages. As a result we respectfully ask that you, your family and your guests take suitable care when near this risk including the provision of continuous and adequate ventilation to the area. Your cooperation will increase the safety for all."	Low



There is no evidence of Inhalation/ Contaminants related potential safety hazards in the following locations:

Entry	Lounge	Kitchen/Dining
Bathroom	Bedroom 1	Ensuite
Toilet	Laundry	Study
Exterior Front	Exterior Rear	Patio
Bedroom 2	Bedroom 3	Bedroom 4
Toilet 2	Hall	Hall 2



# Observations

These observations are cautionary notes added by the inspector of identifiable hazards and will NOT appear in your landlord portal to action. If you would like any observations addressed by your property manager please contact them directly to discuss. They have been reported for a range of reasons including but not limited to: the nature of the issue cannot be classified or determined or is not at a level that warrants a specific recommendation at this stage; the issue falls outside our expertise and/or qualifications; the issue may be transient or occupier-specific; the issue may require invasive procedures to test or assess; or the issue pertains to an adjoining property. These observations are provided as an aid to raise the general awareness of risks that might arise in the property should the nature or status of these issues materially change. We recommend you consider these observations and recommendations in the context of the overall report.

There were no inspector observations noted during inspection.

# Security Hazards

To increase the protection of home occupants, the Security Hazards inspection scope attends to a minimum level of security to all perimeter doors and windows accessible from the ground floor of homes and ground floor apartments and adequate external illumination adjacent the main entry door of homes (excluding apartments). This scope is aligned with changes to the Residential Tenancies Act 1987 (the Act) and The Residential Tenancies Regulations 1989 on 1 July 2015 in Western Australia that denotes the lessor responsible for a minimum level of security to doors, windows, and front entry lighting. Although these security issues are only currently required in W.A. Australia, PropertySafe have included this investigation and reporting service to all clients across Australia and New Zealand.

There is no evidence of Security Hazards related potential safety hazards in all locations.

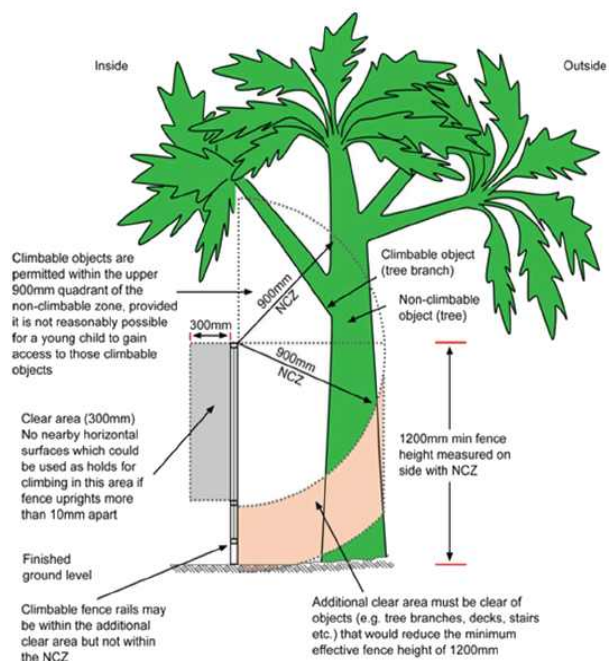


# Pool and Spa Hazards

The definition of a swimming pool (referred to as pool in this report) is; "Any excavation or structure containing water to a depth greater than 300mm and used primarily for swimming, wading, paddling or a like, including a bathing or wading pool or spa". The definition varies dependent on the Australian state or territory. By law, to minimise the safety risk to the property occupants, owners of swimming and spa pools must install and maintain fencing and gates, including non-climbable zones and signage. We conduct a risk management inspection and report as per instruction diagrams and guided by AS1926.1. We inspect and report on the presence of a pool, its location, construction, type and restrictions followed by a number of questions regarding compliance of the fencing, gates, access and signage. We inspect for swimming, wading, paddling and spa pools and other structures such as fish ponds deeper than 300mm but do not inspect and report on pool electrical equipment risks, pool chemical risks, water features, dams and waterways as part of this risk management report.

## Pool

There IS a pool present on the property and associated with the main residence. Inspection of the pool fencing and gates for compliance was not selected during ordering. Therefore we have NOT inspected the pool fencing and gates for height, climbable opportunities, location, strength and operation. To maximise the safety of the property occupants and public from the risk of drowning, we strongly recommend a compliance inspection of the pool fencing and gates.





# Terms and Conditions

The following information is very important and forms an integral part of the report. Any person who relies upon the contents of the report does so acknowledging the following clauses. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to act upon the report you should read and understand all of the information contained herein. It will help explain what is involved in a PropertySafe inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of safety hazards or defects, latent or otherwise. If there is anything contained within the report that is not clear or you have difficulty understanding, please contact PropertySafe prior to acting on the report.

**Purpose of the Inspection and Report:** The purpose of a Risk Management Inspection (the Inspection) is to identify health and safety issues in a residential property and to provide recommendations to the Report Purchaser in a Risk Management Report (the Report) regarding the safety condition of the property on the date of inspection.

**Scope of the Inspection:** THE REPORT IS NOT AN ALL ENCOMPASSING REPORT dealing with the building from every aspect. The recommendations are limited to residential health and safety issues where there are reasonably foreseeable risks that could result in sickness, injury or death. The Report is prepared on the basis that the use of the building will continue as a residential property and IS NOT suitable for Workplace Health and Safety purposes.

The Inspection comprises a visual assessment of the property to identify residential safety hazards at the time of inspection. The inspector IS NOT an expert in building, electrical, plumbing, glazing, gas fitting, structural engineering or pest detection.

If the property inspected is part of a Strata or Company Title, then inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. The complete inspection of common property is outside the scope.

**Liability:** The Report is to be utilised for the purposes outlined above only. The findings are specifically and confidentially for the Report Purchaser named on the face page of the Report to evaluate the risk level and need for action and not for determination of the property sale value, mortgage or security valuation or lease rate. To the extent permitted by law, we are not responsible for any liability, loss or damage (whether direct, indirect, special or consequential) whatsoever and however arising from or in connection with your use of the Report, whether that liability, loss or damage was caused by delay, error or omission, negligence, negligent misstatement or otherwise. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than the Report Purchaser in connection with the use of the Report.

**Safe & Reasonable Access:** Only areas to which safe and reasonable access is available are inspected. Safe access means areas where safe, unobstructed access is provided and the minimum heights or clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. The inspector has sole discretion in determining safe access to any area of the property.

Ceiling height must be above 1.6m

Smoke alarms must be accessible from a 1.8m ladder on the floor.

Reasonable access does not include removing screws and bolts to access covers, the use of destructive or invasive inspection methods nor does it include moving heavy furniture, floor coverings or stored goods.

## Areas, Items and Conditions Inspected

The Report **DOES** include inspecting and reporting on the following:

- Area/s inspected: The interior and exterior of the home and outbuildings within 20 metres of the main dwelling. Strata units include the interior and immediately adjacent common areas only.
- Item/s inspected: Smoke detectors, fixed electrical fittings, safety switches, glass hazards, stairs, balconies, balustrades, pool fencing and pool gates only if specifically ordered and noted on the front page of the Report.
- Conditions inspected for: Slip, trip and fall hazards, gas leaks, hot water temperature, moisture, mould, and any obvious\* dangerous building, electrical, plumbing, vermin or pest infestation, the presence of power points within the splash zones of sinks/tubs of less than 45 litres. \*Obvious: items clearly visible to a reasonable person that is NOT an expert in building, electrical, plumbing, glazing, gas fitting, structural engineering or pest detection.

The Report **DOES NOT** include inspecting and reporting on the following:

- Area/s NOT inspected: Roof surface and void, attics, sub-floor, crawl spaces, walk-in-robos or cupboard extensions, wall cavities, below carpets, behind furniture and storage, retaining walls, dams and waterways, any structure further than

20metres from the main dwelling, any area not clearly visible from ground level.

Item/s NOT inspected: Ceiling insulation, house wiring, water and gas pipework, fireplaces, fixed heaters, hot watersystems, portable electrical equipment, furniture, storage, water features, security/alarm equipment including locks, deadlocks,grills, cameras and alarms, pool pumps and pool fittings.

Condition/s NOT inspected for: Presence of asbestos, lead paint, soil contamination or toxic conditions includingchemical storage, subfloor ventilation, health of trees, home occupier activity, lighting adequacy or night time visibility with regard to safety or security, the presence of power points within the splash zone of flexible hand held shower units. We do notinspect, test or operate any appliance or fitting other than those explicitly stated as part of the Inspection.

#### Limitations of the Inspection and the Report

1. The Report is a VISUAL REPORT ONLY limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. No destructive measures are taken in the process of the Inspection. The Inspection does not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside roofing or eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector does not dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed.
2. No inspection is inferred for any object, structure or fitting that cannot be clearly observed from ground level.
3. Nothing contained in the Report implies that any inaccessible, partly inaccessible or obscured area of the property is free from defects. No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building. You agree that we cannot accept any liability for our failure to report a defect concealed, blocked or covered by furniture, fittings and/or occupant possessions at the time of inspection and you agree to indemnify us for any failure to find such concealed defects.
4. Balcony, deck and verandah inspections are limited by the scope of the standard Report. We are not and do not purport to be experts in the field of construction and structural engineering. Where there are any concerns about balcony, deck or verandah constructions, it is highly recommended that they are inspected by a structural engineer to verify integrity, design and compliance.
5. The standard Report includes inspection for the presence/absence of safety glass in high risk slip, trip and falls situations although we are not and do not purport to be experts in this field. It is highly recommended that all glass situated in high risk situations be inspected by a qualified glazier.
6. The Report cannot make informed comment upon hazards or defects that may be subject to the prevailing weather and light conditions including but not limited to the adequacy of lighting, the potential for slipping on wet exterior surfaces or sources of leakage and moisture.
7. The Inspection does not look for or report on Timber Pest Activity unless an AS4349.3-2010 Timber Pest Inspection is specifically ordered and noted on the front page of the Report.
8. The Inspection is not a Building Inspection and does not look for general building issues. If required or recommended, you should order an AS 4349.1-2007 Building Inspection by a qualified, licensed and insured Building Inspector.
9. The Inspection is not a Bushfire Hazard assessment. If the property is in a Bushfire Zone you should have an inspection carried out in accordance with AS 3959 for buildings in Bushfire Prone Areas.
10. The Report is not a compliance report for building regulations such as the National Construction Code, Building Code of Australia, State or local regulations. The property is taken to have complied with all applicable building codes and regulations at the time of construction and to have maintained compliance with any subsequent modification or addition. You agree that we cannot accept any liability for any non-compliance of the building to all applicable building regulations at the time of inspection.
11. ASBESTOS: The property is not inspected for asbestos (including Magnesite). If asbestos or materials containing asbestos happens to be noticed then this may be noted in the Inspectors Notes.
12. LEAD PAINTS: No attempt is made to ascertain whether lead paints are present. Investigation requires the paint to be disturbed whereby special precautions are needed. Advice should be sought from an Asbestos expert if an assessment is required.
13. If the Report recommends another type of inspection or investigation then you should do this within a reasonable time period based on the severity of the item raised. If you fail to follow our recommendations then you agree and accept that you may face penalties or suffer a financial loss and indemnify us against all losses that you incur resulting from your failure to act on our advice.
14. Any quoting information, measurements and images provided in the Report are provided as an aid only to determine the possible costs of rectification and are not purported to be the sole information source required to determine costs. We accept no liability for any estimates based on information provided in the Report.
15. Any recommendations for specific trades, skills or qualifications in the Report are provided as an aid only to enable further investigation or repair arrangements to be made and are not purported to be the sole or necessary trades, skills or qualifications required to effect repairs. We accept no liability for any services provided by third parties based on information provided in the Report.
16. Consumer Complaint Procedure: refer to separately available document at <https://www.property-safe.com.au>.