

# Senior Safety Inspection

## Product Detail Document

### Service Inclusions

The purpose of the Senior Safety Inspection is to identify potential risks and hazards for Seniors in the home and make recommendations to improve safety.

The service is provided in the form of a residential property Inspection and Report.

### Inspection

Subject to the Service Exclusions listed below, the Senior Safety Inspection includes a checklist of more than 120 safety issues under the following categories:

- a. Electrical Safety Switch (RCD)
- b. Building Hazards
- c. Glass Hazards
- d. Slip Hazards
- e. Trip Hazards
- f. Fall Hazards
- g. Electrical Hazards
- h. Gas Hazards
- i. Moisture Hazards
- j. Pest Hazards
- k. Curtain Cord Hazards
- l. Tree/branch Hazards
- m. Inhalation/Contamination/Ingestion Hazards
- n. Security Hazards
- o. Hot Water Hazards
- p. Fireplace/Fixed Heater Hazards
- q. Personal observation – any other safety hazards the Inspector determines as appropriate

In assessing the above, visual non-intrusive observations are made to validate the safety elements of building items clearly visible to a reasonable person that is NOT an expert in electrical, plumbing, glazing, gas fitting, structural engineering or pest detection.

Areas of the Property inspected include the interior and exterior of the home and outbuildings within 20 metres of the main dwelling.

## Report

The Report is not an all-encompassing report that deals with all aspects of the Property. The recommendations are limited to details of the Inspection as set out above and 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 Property will continue as a residential property and is not suitable for Workplace Health and Safety purposes.

## Service Exclusions

Service can only be provided to buildings classified under classes 1a or 2 of the National Construction Code (NCC):

- a. Class 1a: domestic or residential buildings - a single dwelling or one of a group of attached dwellings, e.g., a terrace house; and
- b. Class 2: domestic apartment buildings – a building containing two or more sole-occupancy units. This may include single-story attached dwellings with a common space below.

The following services cannot be provided:

- a. in relation to Class 2 buildings defined above, inspections of common spaces; or
- b. inspections of commercial properties.

Areas not inspected include:

- a. roof surface and void
- b. attics
- c. sub-floor
- d. crawl spaces
- e. cupboard extensions
- f. wall cavities
- g. below carpets
- h. behind furniture and storage
- i. retaining walls, dams and waterways
- j. any structure further than 20 metres from the main dwelling
- k. any area not clearly visible from ground.

Items not inspected include:

- a. Ceiling insulation
- b. house wiring
- c. water and gas pipework
- d. fireplaces
- e. fixed heaters
- f. hot water systems
- g. portable electrical equipment
- h. furniture
- i. storage
- j. water features
- k. security/alarm equipment including locks, deadlocks, grills, cameras and alarms
- l. pool pumps and pool fittings

Conditions not inspected for include:

- a. presence of suspected asbestos materials, lead paint, soil contamination or toxic conditions including chemical storage
- b. subfloor ventilation
- c. health of trees
- d. home occupier activity
- e. lighting adequacy or night-time visibility with regards to safety or security
- f. 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.