

# Gas Safety Check

## Product Detail Document

### Service Inclusions

The purpose of the Gas Safety Check is to assess whether the Property is compliant with the standards for gas installations, appliances and fittings at rental properties in accordance with the relevant Victorian residential tenancies legislation.

The service is provided in the form of a residential property Inspection and Report by a licenced gas plumber.

#### Inspection

Subject to the Service Exclusions listed below, the Gas Safety Check includes the visual, non-intrusive inspection of gas installations, appliances, and fittings at the Property to check for:

- gas leaks and safe operation;
- correct installation;
- carbon monoxide emissions; and
- negative pressure.

#### 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:

- a. residential health and safety issues where there are reasonably foreseeable risks that could result in sickness, injury or death; and
- b. recommendations which address the current gas requirements under the relevant residential tenancies legislation.

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

We do not inspect, test, or operate any appliance or fitting other than those explicitly stated as part of the Service Inclusions listed above. Items not inspected include:

- a. gas pipework;
- b. fireplaces or fixed heaters; or

- c. hot water systems;

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. walk-in-robos or 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.