

# RACV Senior Safety Inspection – Scope

(FireSafe included & Pool Safety optional)

*This document lists all items covered by the RACV Senior Safety Inspection*

## Electrical Safety Switch (RCD)

- Switchboard accessibility
- Safety switch equipment present or absent
- Safety switch equipment test failed

## Building Hazards: (pertaining to safety)

- Inadequate toilet handrail
- Inadequate bath handrail
- Inadequate shower handrail
- Inadequate fire extinguisher risk
  - » not being present
  - » being present although not readily accessible
  - » expiry date not visible
  - » being expired
  - » being damaged
- Inadequate fire blanket risk
  - » not being present in kitchen
  - » being present although not readily accessible
  - » not being an approved product
  - » being damaged
- Hot and cold taps labelling risk
- Excessive floor movement
- Damaged flooring
- Damaged wall(s)
- Damaged ceiling
- Damaged post(s)
- Damaged beam(s)
- Damaged step/stair(s)
- Damaged balustrading
- Separating balcony/deck attachment(s)
- Damaged guttering
- Damaged eave(s)
- Damaged other fixture(s)
- Damaged/unstable fencing
  - » rot/decay
  - » disrepair
  - » rust
  - » splitting
  - » separation
  - » an incident
  - » suspected termite activity

- Minimum head room risk
  - » less than 2030mm from the stair nosing line
  - » less than 1950 from the walking surface
- Spa bath recirculation suction/drowning risk
- Toilet door access risk
- Fishpond/water feature drowning risk
- Retaining wall integrity risk over 500mm
- Sharp conditions risk
  - » protruding screws
  - » protruding nails
  - » sharp edge/corner
  - » other
- Structure deterioration risk
  - » decay
  - » rust

## Glass Hazards

- Damaged glass pane
- Damaged glass screen
- Damaged glass insert
- Damaged mirror
- Damaged seal/frame
- Suspected absent safety glass
- Absent visible glass banding

## Slip Hazards

- Low friction walking surface slip risk
  - » likely to be slippery when wet
  - » currently slippery when dry
- Unsecured mat(s) on low friction walking surface slip risk
- Moss on the walking surface slip risk
- Steep walking surface risk slip risk
- Low friction standing surface in a bath that incorporates a shower slip risk
- Foreign matter on the walking surface slip risk
  - » Oil
  - » Grease
  - » Sand/soil
  - » Soap build-up
  - » Other

## Trip Hazards

- Over 5mm trip risk
  - » a fixed object/rise in the walkway
  - » a fixed object/rise in the doorway
- Shower hob trip risk
- Object within walkway trip risk
  - » a floor mat edge
  - » an electrical cord
  - » shoes on the floor
  - » clothes on the floor
  - » low furniture
  - » storage on the floor
  - » garden hose
  - » garden tap
  - » other
- Over 10mm trip risk
  - » being between 10-20mm in height with a similar surface colour
- Over 20mm trip risk
  - » Being between 20-75mm in height
- Fixed floor covering trip risk
  - » being damaged
  - » inconsistent/uneven
- Step/stair dimension(s) trip risk
  - » height greater than 190mm
  - » height less than 75mm
  - » tread less than 240mm
  - » inconsistent height and/or depth
- Uneven external walking surface trip risk
  - » inconsistent surface
  - » ledge/edge greater than 20mm and less than 190mm
  - » objects in, on or adjacent to the walking surface

## Fall Hazards

- Greater than 190mm (less than 1m) fall risk
  - » no barrier or balustrade present
  - » an inadequate balustrade
- Greater than 1m fall risk
  - » no balustrade present
  - » balustrade height less than 1m metre from the internal standing surface
  - » penetrable gap greater than 125mm in diameter
  - » fixed climbable opportunity within the balustrade height between 150mm and 750mm
  - » balustrade height less than 865mm from the stair nosing line
  - » absence of a secure handrail on frameless glass balustrade
  - » other
- Greater than 2m fall risk
  - » no balustrade present
- » balustrade height less than 1m metre from the internal standing surface
- » penetrable gap greater than 125mm in diameter
- » fixed climbable opportunity within the balustrade height between 150mm and 750mm
- » balustrade height less than 865mm from the stair nosing line
- » absence of a secure handrail on frameless glass balustrade
- » other
- Greater than 4m fall risk
  - » no balustrade present
  - » balustrade height less than 1m metre from the internal standing surface
  - » penetrable gap greater than 125mm in diameter
  - » fixed climbable opportunity within the balustrade height between 150mm and 750mm
  - » balustrade height less than 865mm from the stair nosing line
  - » absence of a secure handrail on frameless glass balustrade
  - » other
- Bedroom window fall risk
  - » window opening less than 1.7 metres from the internal standing surface
  - » window opening greater than 125mm
  - » a greater than 2 metre external fall
  - » a greater than 4 metre external fall
  - » fixed climbable opportunity as part of or adjacent to the window
- Non-bedroom window fall risk
  - » window opening less than 865mm from the internal standing surface
  - » window opening greater than 125mm
  - » a greater than 2 metre external fall
  - » a greater than 4 metre external fall
  - » fixed climbable opportunity as part of or adjacent to the window
- Stair riser gap fall risk
  - » a greater than 1m fall
  - » gap greater than 125mm
- Retaining wall fall from risk
  - » an over 500mm fall
  - » a hard surface below
  - » no barrier or balustrade present
- Handrail inadequacy for steps fall risk
  - » no handrail present
  - » an inadequate handrail present
- Climbable object near balustrade fall risk
  - » being within the 1 metre arc of the balustrade handrail
  - » a greater than 2 metre external fall
  - » a greater than 4 metre external fall
- Climbable object near window fall risk
- Window restrictor inadequacy
  - » key left in the device
  - » currently unlocked
  - » does not permanently restrict to 125mm
  - » broken or damaged

## Electrical Hazards

- Inadequate lighting risk
  - » insufficient quantity of lighting
  - » insufficient quality of lighting
  - » wattage too low (less than 60 watt)
  - » glare too high (greater than 100 watt)
  - » no light switch at base of stairs
  - » no light switch at top of stairs
  - » no light switch or lamp close to elderly person's bed
- Inadequate appliance labelling risk
  - » stove not having large On-Off labelling
  - » oven not having large On-Off labelling
- Damaged power point
- Damaged light fitting
- Damaged switch
- Damaged fixed appliance
  - » not secured adequately      » exposed wiring
  - » cracked                              » smoke residue
  - » seized/broken
- Power point(s) within water source splash zone
  - » within 150mm horizontally and/or 400mm vertically from a sink
  - » within 500mm horizontally and 1000mm vertically from a bath
  - » within 300mm vertically from the walking surface in a wet area
  - » an inadequate style of power point exposed to weather
  - » in close proximity to a stove top
- Accessible empty light socket(s) within 1500mm of the floor or climbable opportunity
- Fixed fan blades in an unsafe location
- Appliance at risk of a tip and fall
- Excessive use of power point/board risk
- Electrical cable without conduit risk
- Automatic garage door risk

## Gas Hazards: (Natural, Propane, Butane, LPG & LNG excludes Co2)

- Outlet(s) leak
- Meter leak
- Pipe joint(s) leak
- Fixed appliance leak
- Fixed gas cylinder leak

## Moisture Hazards

- Moisture staining on the surface
- Mould/Mildew growth on the surface
- High moisture meter reading in wall
- Water pooling adjacent to wall
- Water pooling in the subfloor

## Pest Hazards

- Rodent activity
- Cockroach activity
- Flea activity
- Suspected Termite activity
- Spider activity

## Curtain cord Hazards

- Curtain/blind cords and/or chains that are unsafe
  - » lower than 1600mm from the standing surface
  - » able to form a loop of 220mm in its current state or if intertwined
  - » not secured adequately
  - » compliant cleat present although not utilised
  - » above 1600mm although accessible via fixed climbable opportunity
- Curtain cord is cleated although at risk of being un-cleated

## Tree/branch Hazards

- Large tree/branch over wires
- Low sharp branch within walkway
- Gutter debris fire/water ingress risk
- Tree/branch risk
  - » large tree over the home
  - » large tree branches over the home
  - » large tree branches over the walkway
  - » tree branch within walkways lower than 2030mm

## Inhalation/Contaminant/Ingestion Hazards

- Fireplace/gas/oil heater carbon monoxide (CO) risk
- Suspected undisturbed asbestos material
- Suspected disturbed asbestos material
- Garage carbon monoxide (CO) risk
- Chemical storage risk
  - » paint                                      » cleaning products
  - » fuel                                        » weed killer
  - » chlorine                                 » other

## Security Hazards

- Inadequate or absent lock
  - » to the window                              » to the perimeter door
  - » to the main entry door
- The main entry door is not illuminated adequately
  - » no light present                              » broken bulb
  - » missing bulb                                 » bulb not illuminating

## Hot Water Hazards

- The hot water temperature exceeds 50 degrees

## FIRESAFE (included)

- Is there a sufficient number installed?
- Was our inspection restricted?
- Are the units installed in a compliant location?
- Are the units damaged?
- What type – Photoelectric or Ionisation?
- How the units powered – 240v or 9v?
- If mains powered is there 240v power present?
- Is the expiry date visible?
- Has the unit expired?
- Is there an A.S. sticker/stamp present on the unit?
- Did we replace the battery in the unit?
- Does the sound button operate on the unit?
- Is the unit alarm sound above 85 Db?
- Did we clean the unit?
- What is the expiry date of the unit?

## Personal observation

- Any other safety issues the inspector determines as appropriate to document as per the Inspector Code of Conduct.

## Pool fencing inadequacy (when Pool Safety not selected)

- Gate(s) do not latch from any open position after 25kg load test
- Pool area not free of objects that could be used to prop open the gate(s) by 4 metres
- Fence panels damaged or missing
- Climbable light weight furniture within 4m present that could be used as a climbable opportunity
- Resuscitation sign not installed

## POOL SAFETY (optional)

- Gates
  - » Do the gates open away from the pool?
  - » Do the gates latch from any open position after 25kg load test?
  - » Do the gates stay latched when pulled with 25kg force?
  - » Are the gates latches a minimum of 1500 above ground level or 1400mm from the highest lower horizontal?
  - » Are the gates latches shielded by a 450mm radius if a lower latch is present?
  - » Is the gap between the gate and the fence latch post at no greater than 10mm?
  - » Is the gap between the bottom of the gate(s) and the ground 100mm or less?
  - » Are the gates at least 1200mm high?
  - » Are the gaps between the gate verticals 100mm or less when squeezed with 15kg of force?

- » Are the gate hinges at least 900mm apart and if not greater than 10mm in diameter or has non-climbable caps?
- » Is the pool area free of objects that could be used to prop open the gates by 4 metres?
- Fencing – 1200mm fencing
  - » Is the pool fence at least 1200mm high?
  - » Is there water course access into the pool area?
  - » Is the gap between the bottom of the fence and ground not greater than 100mm?
  - » Are the gaps between the fence verticals no greater than 100mm when squeezed with 15kg of force?
  - » Are the pool fence horizontals at least 900mm apart?
  - » Are the paling fence vertical gaps no greater than 10mm?
  - » Are the paling fence horizontal members on the outside of the pool fence? Are all screws and fixtures securely fitted? Are all fence panels securely fitted?
- 1800mm fencing
  - » Is the 1800mm fence free of climbable opportunities?
  - » Are the 1800mm fence horizontals at least 900mm apart?
  - » Are all 1800mm fence panels securely fitted?
- Non-climbable zones
  - » Does the fence have a clear 900mm arc in the top quadrant?
  - » Does the fence have a clear 1200mm arc in the lower quadrant?
  - » Is the fence is free of climbable openings, protrusions and indentations greater than 10mm?
  - » Is the fence free of climbable light weight furniture outside of the pool area by 4 metres?
  - » Is the fence free of climbable objects within 300mm inside of the pool area and within 900mm of the top edge?
- Strength and rigidity
  - » Are the vertical bars gaps free of permanent deformation when squeezed with 15kg of force?
  - » Is the fence free of permanent deformation when pushed horizontally with 25kg of force?
  - » Is the fence free of permanent deformation when loaded vertically with 33kg of force?
  - » Is the fence free of rust, timber rot, loose and missing fixings?
- Window and door access
  - » Are there windows present that are not compliantly restricted?
  - » Are there doors present that are not compliantly restricted?
- Resuscitation sign
  - » Is there a resuscitation sign installed.
  - » Is the resuscitation sign at least 300X300mm in dimension?
  - » Is the resuscitation sign durable and weatherproof?
  - » Is the resuscitation sign visible from the pool area?
  - » Does the resuscitation sign mention 2 breaths and 30 compressions?
  - » Does the resuscitation sign mention the DRABCD first aid action plan?
  - » Does the resuscitation sign mention dial 000 for an ambulance?