



Schedule 1: Safety Report Product Description

October 2013

Table of Contents

Section No.	Section	Page Number
1	Report Does not Guarantee Compliance with Laws	2
2	Document to be read in Conjunction with Terms and Conditions	2
3	Inspection of the Property	2
4	Assessable Areas	2
5	Handrails and Balustrades.....	3
6	Slipperiness.....	4
7	Staircases.....	4
8	Risk Levels.....	5
9	Comments in Reports.....	5
10	Items not Inspected.....	5
11	Identifying Records.....	6

1. Report does not guarantee compliance with laws

- 1.1 This report is intended to provide recommendations to the consumer with the intention of assisting them to create a safer environment. Solutions IE and its inspectors will make a professional effort to be comprehensive in the report. However, this report in no way guarantees that:
 - 1.1.1 All possible safety risks have been identified
 - 1.1.2 All possible areas have been investigated
 - 1.1.3 That by receiving this report all legislative obligations have been met
 - 1.1.4 That all common law risks have been identified.
- 1.2 Given the subjective determinations of what is “safe”, the practical limitations of investigating all areas of a property and the often rapidly changing environment of a property, the consumer by accepting this report recognises that the liability for maintaining a safe environment is theirs, and Solutions IE by making recommendations is in no way culpable for the safety or risks of the property.
- 1.3 The report only assesses the conditions of the property at the time of inspection, and the report can only be read in the context of the environment as it existed at the time of inspection.
- 1.4 Implementation of recommendations is at the sole discretion of the Customer. All items in the Safety report are recommendations only.

2. This Document to be Read in Conjunction with Terms and Conditions

- 2.1 This product description compliments and works in conjunction with our Supply Terms and Conditions.
- 2.2 Where the two documents are in tension, for safety reports only the wording in this schedule is to be preferred.

3. Inspection of the Property

- 3.1 Solutions IE will inspect the property in person and make recommendations for how the Customer can make their common property safer.
- 3.2 The report aims to identify the causes of common personal injuries, such as:
 - (a) Uneven Surfaces
 - (b) Inadequate Signage
 - (c) Vehicle Impact
- 3.3 Safety reports are qualitative inspections only, and are the subjective opinions of the inspectors. For example, assessment of slipperiness of flooring cannot be quantitative (measurable through empirical testing) without carrying tests using a friction or pendulum tester and therefore Solutions IE cannot state whether the flooring meets the requirements of AS4663:2002 or other relevant standards. Quantitative slip testing is a specialised service which must be separately arranged by the Customer if the Customer desires this.
- 3.4 The Customer recognises that it is possible for professional inspectors to come to different conclusions based on professional experience.
- 3.5 Safety reports are visual inspections only. No quantitative or invasive testing was conducted as a part of this report.
- 3.6 Comments on any given item relate to the overarching safety of that item only. Unless specifically outlined, no guarantee or representation is made as to compliance with legislation or Australian standards. Reference to a standard or legislative provision is intended as a guide assisting the Customer and not as a representation that the item complies, nor if the report is followed, would comply, with that section.

4. Assessable Areas

- 4.1 The Safety Report aims to comment on all common property. Common property has the definition given to it through the Supply Terms and Conditions.
- 4.2 It is the obligation of the Customer to inform Solutions IE of property that -

- 4.2.1 Forms common property
- 4.2.2 Does not form common property
- 4.2.3 Is limited common property, or is in any way not the responsibility of the Customer.

In the event this is not done so by the Customer, the inspector will determine the scope of the assessable areas using their best judgement. Failure to comment on any common property not specified by the Customer is the responsibility of the Customer.

4.3 Whether or not an area is assessable is subject to accessibility. Areas that is not assessable due to -

- (a) Access being locked
- (b) Access being inaccessible due to the height or safety danger of accessing the area,
- (c) Having to trespass through private property to access, or
- (d) Any other reason that the inspector considered in not inspecting an area

will not form part of the final report. Determination is at the sole discretion of the inspector on site at the time of inspection.

4.4 In the event that common property is missed by an inspector, whether mentioned by the Customer or not, where practical Solutions IE will endeavour to either re-inspect the property, or in another responsible way form an opinion on the section.

4.4.1 What constitutes 'where practical' is entirely at the discretion of Solutions IE.

4.5 Section 4.4 is subject to Clause 10 of the Supply Terms and Conditions.

5. Recommendations with Regards to Handrails and Balustrades

5.1 The only handrails and balustrades to be inspected are those accessible on common property as per Clause 4 of this Schedule.

5.2 Solutions IE assume that all handrails and balustrades were compliant at the time of installation, having received developmental approval or having been certified. Solutions IE make no comment or warranty as to the legal construction of the handrail or balustrade.

5.3 The Safety report will assess two typical balustrades found on the property.

5.3 The report will comment on –

5.3.1 The height of the balustrade or handrail.

5.3.1.1 the height of the balustrade is only the height of the balustrade measured. While this is intended to be an indication of the height of all balustrades, the height of balustrades often change or were built on a slant. As such, the indication of height of the typical balustrade is not a warranty or representation is to the heights of all balustrades on the property.

5.3.2 The gaps in the balustrade.

5.3.2.1 the gap in the balustrade is only the gap length that was measured. While this is intended to be an indication of the gap of all balustrades, the gaps often change or were built inconsistently. As such, the indication of gap length of the typical balustrade is not a warranty or representation is to the heights of all balustrades on the property.

5.3.3 The need for a handrail.

5.3.3.1 Handrails will be suggested in situations where a handrail is required under the BCA, or where an overriding consideration of safety requires a handrail to be present.

5.4 The report specifically will not comment on –

5.4.1 The safety or otherwise of the balustrade or handrail.

- 5.4.1.1 To adequately measure balustrade safety requires special equipment to measure loading pressures, among other considerations. As such, no warranty or representation is made as to the safety of the balustrades or handrails.
- 5.4.1.2 Where a safety comment is made regarding balustrades, it is intended to assist with overarching obligations to maintain a safe environment. It does not –
 - (a) Imply or represent that the balustrade will be safe or compliant with legislation or common law obligations if the report is followed.
 - (b) Imply or represent that any other balustrade, by not being mentioned, is safe or compliant with legislation or common law obligations.
- 5.4.1.3 Any reference to the Building Code of Australia, Australian Standards or other legislation or codes are intended to assist with the Customer improving their environment, and no representation or warranty is made as to whether the balustrades comply with, or would, if recommendations are followed, comply with, those codes, legislation and standards.
- 5.4.2 The year of construction of the balustrade, or whether that balustrade met the standards of the year of construction.
- 5.4.3 Anything else not specifically mentioned in the report.
- 5.5 A special issues balustrade testing report is available from Solutions IE which comprehensively and with the appropriate technology

6. Recommendations with Regards to Slipperiness

- 6.1 Solutions in Engineering does not conduct pendulum testing nor any form of slip resistant testing. It is beyond the scope of this report to assess the slipperiness of surfaces. 6.2 In the event an inspector chooses to make a comment regarding slipperiness, that recommendation is intended to assist the Customer in creating a safe environment, and is a qualitative assessment only. That is to say, it is a subjective opinion of the inspector as to a likelihood that slipping may occur. It does not –
 - (a) Imply or represent that the hazard will be safe or compliant with legislation or common law obligations if the report is followed.
 - (b) Imply or represent that any other areas, by not being mentioned, is safe or compliant with legislation or common law obligations.
- 6.3 Any reference to Australian standards in this section is not an indication that following the report advice will make you compliant with the standards, but merely to assist the Customer with their pursuit of a healthy work environment.

7. Recommendations with the Regards to Staircases

- 7.1 Inspectors will assume that the stairs met the relevant building provisions at the time of construction, and therefore Safety reports do not comment on staircase construction issues.
- 7.2 From time to time inspectors may choose to make observations or recommendations about staircases. In the event an inspector chooses to make a comment regarding staircases, that recommendation is intended to assist the Customer in creating a safe environment, and is a qualitative assessment only. That is to say, it is a subjective opinion of the inspector as to a likelihood that the staircase may be a hazard. It does not –
 - (a) Imply or represent that the hazard will be safe or compliant with legislation or common law obligations if the report is followed.
 - (b) Imply or represent that any other areas, by not being mentioned, is safe or compliant with legislation or common law obligations.
- 7.3 Inspectors may flag that a staircase is unsafe to walk on. Customers should recommend a further, professional inspection to be undertaken with regards to the structural integrity or dimensions of the staircase.

8. Assessing Risk Levels

- 8.1 Solutions IE will allocate a risk level to the item. This risk level is the opinion of the inspector, and is made with regards to –
- (a) The likelihood of the harm occurring;
 - (b) The intensity of the potential harm;
 - (c) The type of harm that is likely to occur.
- 8.2 The risk level is not an indication as to which recommendations should or not be implemented. That decision to act upon a recommendation lies entirely with the Customer.
- 8.3 The risk level aims to assist Customers in understanding the context of the items and make pragmatic decisions in implementation.

9. Comments in Reports

- 9.1 From time to time, Inspectors may choose to make a comment in the report. This comment is not a recommendation, and is designed to assist in the reading and understanding of the report, or to assist the Customer in otherwise investigating how they can further assess their own risks for items beyond the scope of this report.

10. Items not Inspected in Report

- 10.1 This report does not make comment as to the following –

10.1.1 Electrical systems

- 10.1.1.1 Safety reports will often make reference to general safety provisions relating to electricity, such as safety switches, labelling and testing requirements. However, Solutions IE makes no representation or warranty as to the standard of the wiring or other aspects of the electrical circuit.

10.1.2 Air testing

- 10.1.2.1 Safety reports do not make any reference to the quality of the air.

10.1.3 Asbestos

- 10.1.3.1 Safety reports do not comment on asbestos. Solutions IE offer asbestos audits as a separate product, put together by trained inspectors in that field.

10.1.4 Lighting

- 10.1.4.1 Safety reports do not comment on the lighting of an area. It is sometimes necessary for a Consumer to have a light reading for one reason or another. Solutions IE do not offer this product.
- 10.1.4.2 During inspections, Inspectors will make determinations based on the lighting as available at the time of inspection.

10.1.5 Glass

- 10.1.5.1 In order to test for the rigidity of glass, special testing must be undertaken. Solutions IE is not equipped to perform this task.
- 10.1.5.2 From time to time comment may be made about glass in circumstances where an overarching safety consideration is made.
- 10.1.5.3 any recommendations on glass are entirely at the discretion of the inspector. A recommendation about glass does not represent or warrant that
- (a) the glass will be compliant with Australian Standards in the report comment is followed;
 - (b) other glass not mentioned in the report is safe to common law obligations or the Australian Standards.

10.1.6 Pools

10.1.6.1 This inspection in no way constitutes a pool fence inspection and a pool safety certificate can not be issued as a result of this report. Pool Safety inspections are available as a separate product and must be carried out by suitably qualified pool inspectors.

11. Identifying Records

- 11.1 Safety reports will from time to time make comment on the record keeping of various items. These items are based on the evidence available at the time and may not represent the full extent of the records.
- 11.2 The Safety Report will make comment on whether records are present and maintained. It does not undertake to identify the accuracy of the those records.

12. Interpretation

- 12.1 In the event of any uncertainty with regards to the scope or application of these terms, the Customer is expected to clarify these terms with Solutions in Engineering before the commencement of work. In the event no clarification has been sought, the interpretation of Solutions in Engineering is to be preferred.
- 12.2 In the event of any uncertainty with regards to the content of a report provided by Solutions in Engineering, the Customer is entitled to seek clarification and make a request for amendments within 6 months of the report being issued. Additional requests for amendments shall incur extra fees.

12.2.1 Failure to seek an amendment within the specified period shall constitute acceptance by the customer of the completeness and accuracy of the report and the customer shall no longer be entitled to assert that a deficiency exists within the report.