

## ***RECOMMENDATIONS REPORT***



### **CATEGORY 2**

**Mr J Citizen  
15 Grimshaw Street, Parramatta Park  
Queensland, 4870**

## About the Service

Decision Easy services are completed utilising the most advanced computerised inspection and analysis tools resulting in the production of a detailed and comprehensive evaluation of your home.

The data gathered, both during the initial interview and the detailed on site consultation, has been analysed and measured against nationally consistent standards and guidelines.

To ensure that the information provided is relevant to your personal circumstances the report has been formulated according to a classification or category best suited to your needs and selected by you prior to the inspection being carried out.

## The Report Format

The inspection of your residence has been completed in two parts, external and internal, and the report is laid out in a user friendly format, which enables quick reference on an area by area or clause by clause basis. Only items requiring consideration or attention are included in your report.

Some items covered by the report have a higher level of importance than others when considered in terms of successfully “Ageing in Place.” Each clause within the report is assigned a level of importance based on the category selected.

### Category 1

The meets the needs of a person who has good mobility, is active and independent with no special requirements other than the normal ageing process.

### Category 2

The home meets the needs of a person who has limited or decreasing mobility and other physical needs. The resident may rely on the use of a mobility aid such as a walking frame or wheelchair.

### Category 3

The home meets the needs of a person with major mobility issues and requires increased, if not total, assistance and support from external sources.

**Essential items** are those issues that should all be addressed to ensure a safe and accessible living environment.

**Important items** are those items that should be considered when planning for categories two and three and incorporating these considerations in the any future modifications.

**Desirable Items** would greatly enhance quality of your life within your home for current and future needs.

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# HOW TO READ YOUR REPORT

## Category 2 Recommendations Report

AREAS OF HOME LISTED IN ORDER OF INSPECTION

Street and Footpath
Letter Box
Front Yard
Driveway
Garbage Area
Back Yard/Private Areas
Washing Line
Stair External 2
Stair External
Miscellaneous Items

CATEGORY SELECTED FOR INSPECTION

LEVEL OF IMPORTANCE OF CLAUSES IN THIS SECTION

### Essential Points - External Areas

#### Safety and Security

##### Site Security

1 The fences in this area may not sufficiently restrict access by an intruder.

If intruders can gain easy access the sides or rear of the property they have a chance of being able to gain access to the residence unnoticed. Strong fences should be installed to the front and sides of the property to restrict access.

2 The vehicle gate is not remotely operable.

Where the front yard is fenced and there are separate gates for vehicles and pedestrians the vehicular gate should be remotely operated so that the resident does not need to leave the vehicle until inside the yard.

There is insufficient lighting in this area

There should be sufficient external lighting to eliminate dark areas and hiding spots within the yard where an intruder could conceal themselves. This will increase both safety and security.

##### Access for Emergency Services

4 The house number is not easy to see/read from the street.

The house number should be easy to see from the street and easy to read both day and night. Consideration should be given to the size, lettering style and the materials used.

##### Tripping and Falling Hazards

5 Water is not draining from the walkway sufficiently.

Water should drain easily away from external walkways and recreational areas. Ponding water can cause a potential hazard

6 The change in level is not highlighted to make it easy to identify.

Where changes in level are unavoidable, the change should be highlighted by changes in texture or colour.

THE REPORT IS PRESENTED IN TWO PARTS EXTERNAL AND INTERNAL

A BLACK DOT APPEARS IN THE COLUMN OF THE AREA THE CLAUSE RELATES TO

CLAUSES DESCRIBE ITEMS THAT MAY NEED CONSIDERATION AND EXPLAIN WHAT

HEADINGS ARE COLOURED TO INDICATE THE IMPORTANCE LEVEL OF INFORMATION  
Essential – red  
Important – orange  
Desirable - green

*External Areas:*

- 1. Street and Footpath**
- 2. Letter Box**
- 3. Front Yard**
- 4. Front Stairs**
- 5. Driveway**
- 6. Garbage Area**
- 7. Back yard**
- 8. Rear Stair**
- 9. Washing Line**
- 10. External Ancillary**

## Category Two Recommendations Report

### Essential Points - External Areas

	1. Street and Footpath	2. Letter Box	3. Front Yard	4. Front Stairs	5. Driveway	6. Garbage Area	7. Back Yard	8. Rear Stair	9. Washing Line	10. External Ancillary
<b>Safety and Security</b>										
<b>Site Security</b>										
<u>1 The fences in this area may not sufficiently restrict access by an intruder.</u>										
<p>If intruders can gain easy access the sides or rear of the property they may be able to gain access to the residence unnoticed. Strong fences should be installed to the rear and sides of the property and any gates should be securely lockable.</p>										
<hr/>										
<u>2 The vehicle gate is not remotely operable.</u>										
<p>Where the front yard is fenced and there are separate gates for vehicles and pedestrians the vehicular gate should be remotely operated so that the resident does not need to leave the vehicle until inside the yard.</p>										
<hr/>										
<u>3 There is insufficient lighting in this area</u>										
<p>There should be sufficient external lighting to eliminate dark areas and hiding spots within the yard where an intruder could conceal themselves. This will increase both safety and security. The light should be switched from inside the house.</p>										
<hr/>										
<b>Access for Emergency Services</b>										
<u>4 The path from the street to the residence does not provide unobstructed, easy access.</u>										
<p>The path from the street to the residence should be easy to identify and allow an unobstructed approach to the home. The path should be hard wearing, step free, slip resistant and the surface consistent.</p>										
<hr/>										
<b>Tripping and Falling Hazards</b>										
<u>5 The surface material may not have an appropriate slip resistance for this area.</u>										



## Category Two Recommendations Report

### Essential Points - External Areas

	1. Street and Footpath	2. Letter Box	3. Front Yard	4. Front Stairs	5. Driveway	6. Garbage Area	7. Back Yard	8. Rear Stair	9. Washing Line	10. External Ancillary
<p>Slippery surfaces can create accidents and injury. All surfaces inside and outside should be slip resistant when wet or dry. External finishes and surfaces in wet areas internally have a higher slip resistance requirement than drier areas.</p> <hr/> <p><u>6 Water is not draining from the path of travel sufficiently.</u></p> <p>Water should drain easily away from external paths of travel and recreational areas. Ponding water can cause a potential hazard</p> <hr/> <p><u>7 There is not a smooth transition where different materials meet</u></p> <p>There should be a smooth transition where different materials or surfaces abut each other with no lip or step.</p> <hr/> <p><u>8 The lighting to the stair may make using the stairs unsafe for someone with impaired vision.</u></p> <p>Stairs should be well lit by natural/and or artificial light so as not to cast shadows or produce glare that could dazzle a person using the stairs. Lights should be positioned so that people do not descend into shadow.</p>		●			●	●			●	
<p><b>Independent Living</b></p> <p><b>Access to/within Site</b></p> <p><u>9 The pedestrian gate does not provide easy access to the yard.</u></p> <p>Where the front yard is fenced a pedestrian gate should be provided that is easily openable, has sufficient opening swing and accessible latches.</p> <hr/> <p><b>Accessible Paths of Travel</b></p> <p><u>10 There is no accessible path of travel in this area to required facilities.</u></p>		●								

***Internal Areas:***

- 11. Front Entry**
- 12. Sun Room**
- 13. Hallway 1**
- 14. Bedroom 1**
- 15. Bedroom 2**
- 16. Bedroom 3**
- 17. Lounge**
- 18. Kitchen**
- 19. Hallway 2**
- 20. Bathroom**
- 21. Toilet**
- 22. Laundry**
- 23. Internal Ancillary**



## Category Two Recommendations Report

### Essential Points - Internal Areas

	11. Front Entry	12. Sun Room	13. Hallway 1	14. Bedroom 1	15. Bedroom 2	16. Bedroom 3	17. Lounge	18. Kitchen	19. Hallway 2	20. Bathroom No Toilet	21. Toilet	22. Laundry	23. Internal Ancillary
<b>Safety and Security</b>													
<b><u>Door and Window Security</u></b>													
<u>45 The external door/window can not be opened easily from the inside in the case of an emergency.</u>	●								●				
While securing the residence with good quality locking systems and security screens is important it is also critical that doors or larger windows can be opened easily and quickly in the case of fire or other emergency.													
<u>46 The handle or lock to the door/windows may be difficult for some people to operate.</u>	●	●	●	●	●	●	●	●	●	●	●		
Handles and lock to doors and windows should be easy to operate by someone with restricted hand mobility. Locks should be located sufficiently away from the side of the frame to allow easy access for the hand.													
<u>47 The front entry is not fitted with a security screen.</u>	●												
The front entry should be fitted with a security screen or other measure that allows the resident to speak to visitors while maintaining personal security.													
<u>48 The external doors do not have security screens fitted.</u>									●				
For security reasons and to allow the external door to left open and allow breezes through security screens should be fitted to all external openings or at least have the capacity for the fitting of security screens in the future.													
<u>49 Windows on the cross ventilation path are not fitted with security screens.</u>		●					●						
Windows along the natural cross ventilation path of the residence should be provided with security screens so that the windows may be left open when necessary to cool the home.													
<b><u>Fire Safety Provisions</u></b>													

## Category Two Recommendations Report

### Essential Points - Internal Areas

	11. Front Entry	12. Sun Room	13. Hallway 1	14. Bedroom 1	15. Bedroom 2	16. Bedroom 3	17. Lounge	18. Kitchen	19. Hallway 2	20. Bathroom No Toilet	21. Toilet	22. Laundry	23. Internal Ancillary
<p><u>50 The residence does not have a fire blanket which complies with Australian Standards.</u></p> <p>The residence should have a fire blanket that complies with the Australian Standards. A fire blanket provides a means to fight a small fires and fires involving oils and fats.</p>								●					
<p><u>51 The residence does not have a complying portable fire extinguisher, in an accessible</u></p> <p>A portable fire extinguisher, which complies with Australian Standards, should be installed where it will not be an obstacle to circulation but in a conspicuous and accessible location.</p>								●					
<p><b>Provision for Evacuation</b></p> <p><u>52 A fire evacuation plan has not been prepared for the home.</u></p> <p>In the event of fire there is only a very short time between becoming aware of the fire and when life is seriously threatened by fire and/or smoke. A fire evacuation plan should be prepared and all residents should know what to do in case of a fire.</p>													●
<p><b>Tripping and Falling Hazards</b></p> <p><u>53 The surface material may not have an appropriate slip resistance for this area.</u></p> <p>Slippery surfaces can create accidents and injury. All surfaces inside and outside should be slip resistant when wet or dry. External finishes and surfaces in wet areas internally have a higher slip resistance requirement than drier areas.</p>								●	●	●	●		
<p><u>54 There is a step at the doorway</u></p> <p>External entries to the residence and transitions at doorways internally should be step free. In some situations it is necessary to have a change in level at a doorway. This change in level should be modified to create a step free transition.</p>	●							●					

## Category Two Recommendations Report

### Essential Points - Internal Areas

	11. Front Entry	12. Sun Room	13. Hallway 1	14. Bedroom 1	15. Bedroom 2	16. Bedroom 3	17. Lounge	18. Kitchen	19. Hallway 2	20. Bathroom No Toilet	21. Toilet	22. Laundry	23. Internal Ancillary
<p><u>55 The entry to the shower is not step free/level.</u></p> <p>The entry to the shower should be step free and level to minimise the chance of a person tripping and also allow easy access for people with restricted mobility.</p>										●			
<p><b><u>Prevention of Fire, Burns and Electrocutation</u></b></p>													
<p><u>56 The hot water temperature can reach a temperature hotter than 50 degrees celsius.</u></p> <p>The hot water temperature to all showers, basins and baths should be regulated to a maximum temperature of 50 degrees Celsius to prevent scalds.</p>										●			
<p><u>57 Taps are not clearly labelled hot and cold.</u></p> <p>Where separate taps are provided for hot and cold water the taps should be clearly marked to indicate hot and cold to prevent a person accidentally turning on the wrong tap and possibly scalding themselves.</p>												●	
<p><b><u>Prevention of Abrasions and Skin Injury</u></b></p>													
<p><u>58 The joinery/furniture does not have rounded edges.</u></p> <p>All joinery and furniture should have rounded edges and benches and worktops should have a post formed edge so not to cause injury when people lean or brush against them</p>							●			●			
<p><u>59 Doors/windows in this area do not have hold open catches.</u></p> <p>Install hold open catches to all doors and those windows that could blow shut in a breeze potentially causing an injury.</p>	●			●	●	●			●	●	●		
<p><b>Independent Living</b></p>													

## The Next Step

Now you have had a chance to review the information provided your next question may be what is:-

### **Our house will be suitable to Age in Place if we make modifications, how do we go about this process?**

Minor building modifications can be arranged through your local tradesperson and in some situations you may be eligible for Government assistance to complete this work.

Should you determine that substantial renovations and changes to your home are needed Decision Easy can provide you with a comprehensive and practical *Building Solutions Report*.

This report clearly explains authority/research/needs behind each standard, with diagrammatic interpretations showing you clearly what is intended.

This report could then form the basis of a client specific building brief to your preferred Architect, designer, draftsman or builder. Again you are in control of the fundamental requirements which are important to you to allow you to Age in Place.

How do we make the changes we want to make?

Who can make the changes for us?

How do we instruct our Architect, Designer or Builder?

What support can we get to make sure the changes are made correctly?

**For further information please  
contact us on 1300 793 756**

**or visit our website  
[www.decision-easy.com.au](http://www.decision-easy.com.au)**

## Appendix One Inspection Headings

There are four main headings under which an inspection is performed –

### Safety and Security

The inspection examines all areas of your residence in terms of security and possible risks including:-

- Site Security.
- Door and Window Security.
- Fire Safety Provisions
- Personal Safety and Calling for Assistance
- Access for Emergency Services
- Tripping and falling hazards..
- Prevention of Injury

### Health and Wellbeing

This section relates to being able to perform the daily routines to maintain your help and identifies those areas that may affect your wellbeing such as:-

- Lighting levels and types,
- Ventilation and Home Orientation,
- Views from windows,
- Solar Control
- Use of colour throughout the home
- Prevention of Disease.
- Hygiene

### Independence

This forms one of the most important aspects of our service and deals with issues such as:-

- Access and Mobility
- Room Circulation
- Operation of doors, and windows,
- Operating lights
- Access to bathroom and kitchen facilities
- Bench heights
- Controlling Temperature
- Environment Management
- Financial Consideration and selection of fittings and materials
- Energy Efficiency

### Social Interaction and Recreation

This section looks at issues including:-

- Proximity of community facilities
- Public Transport
- Neighbourhood infrastructure
- Condition of Roads and Footpaths
- External Care and Assistance
- Workplace Health and Safety requirements for service providers
- Visitability of the home
- Recreation facilities within the home