

# Minimum Rental Standards Inspection

## Product Detail Document

### Service Inclusions

The purpose of the Minimum Rental Standards Inspection is to assess whether the Property meets the minimum rental standards set out below, as required by rental providers under the relevant Victorian residential tenancies legislation.

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

### Inspection

Subject to the Service Exclusions listed below, the Minimum Rental Standards Inspection will measure the Property against the following standards:

- a. Locks – all external doors are able to be secured with a functioning and compliant lock.
- b. Window coverings – all windows in a bedroom or living area are fitted with blinds or curtains that can be closed, block light and provide privacy.
- c. Windows – all windows that are capable of opening are able to be set in an open or closed position and have a functioning latch to secure against external entry.
- d. Lighting – the Property has adequate natural or artificial light to make areas functional.
- e. Ventilation – there is adequate ventilation in all rooms.
- f. Heating – there is a fixed, energy efficient heater in the main living area that is in good working order.
- g. Mould and Dampness – each room is free from mould and damp caused by or related to the building structure.
- h. Toilets – there is a toilet in good working order that is connected to an approved system and is located appropriately.
- i. Bathroom facilities – the bathroom is connected to a reasonable supply of hot and cold water and contains a compliant washbasin and shower or bath. If there is a shower, it must have a compliant water efficiency rating.
- j. Kitchen facilities – there is a dedicated area for cooking and food preparation that includes a compliant sink and stovetop in good working order. If there is an oven, it must be in good working order.
- k. Laundry facilities – the laundry is connected to a reasonable supply of hot and cold water.
- l. Vermin proof bins – rubbish and recycling bins are supplied that are vermin proof and meet local council collection standards.

- m. Structural soundness – the property must be structurally sound and weatherproof.
- n. Electrical safety – subject to the Service Exclusions listed below, smoke detectors and safety switches will be inspected (smoke alarm push button test only).

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:

- 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 minimum rental standards 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

The minimum rental standards set out in the Residential Tenancies Act 1997 (Vic) include components of electrical safety that not included in this Inspection as this component requires a licensed electrician. This requirement can be managed through RACV Property Inspections by purchasing the additional Electrical Safety Check. This must be purchased separately but is required to ensure full compliance with the Minimum Rental Standards.

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 material, 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.