

Rental Requirements Inspection



RACV Property Inspections

The RACV logo, featuring the word "RACV" in a bold, blue, sans-serif font. Below the letters "A" and "C" are three horizontal yellow bars of varying lengths, creating a stylized underline effect.

RACV

Property Details

Property Address: 123 Safer Home St, Melbourne, Victoria 3000

Report Purchaser: John Smith

Purchaser's Reference: John Smith

Agency: PropertySafe

Date: 3rd November 2021

Time: 04:09 PM

Inspected By: Jason Black

Reference: 367

Inspector Contact: 0400 000 000

People Present: Tenant

Occupied: Yes

Type of Residence: House

Premises Style: Attached

Levels: Two

Cladding: Brick

Roof Covering: Tile

Car Accommodation: Internal Garage

Estimated Age of the Property: 20 to 30 years

Prevailing Weather: Dry

Light Conditions: Day

Furnished: Yes



Rental Minimum Standards

New minimum standards for rental properties were introduced into the Residential Tenancies Act by the Victorian Government on 29 March 2021.

The standards cover the basic requirements all rental properties and landlords need to meet – relating to amenity, safety, and privacy – before a renter moves in. If the minimum standards aren't met, renters can end their rental agreement (lease) before moving in, during their occupancy, or they can request an urgent repair.

To find out more, read Consumer Affairs Victoria's definition of the [Minimum standards for rental properties](#).

Gas and Electrical safety compliance checks (if ordered) will be in a separation section of this report.

Rental Minimum Standards

Locks	<input checked="" type="checkbox"/>	Mould and Damp	<input checked="" type="checkbox"/>
Vermin Proof Bins	<input checked="" type="checkbox"/>	Heating	<input checked="" type="checkbox"/>
Toilets	<input checked="" type="checkbox"/>	Window Coverings	<input checked="" type="checkbox"/>
Bathroom	<input checked="" type="checkbox"/>	Windows	<input checked="" type="checkbox"/>
Kitchen	<input checked="" type="checkbox"/>	Lighting	<input checked="" type="checkbox"/>
Laundry	<input checked="" type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>
Structural Soundness	<input checked="" type="checkbox"/>	Electrical Safety <i>A qualified electrician is required for this inspection and is included in the Electrical Safety Compliance Check. This can be purchased separately.</i>	

If your property does not meet minimum standard requirements, we recommend you attend to these items to ensure that your property is in line with Victorian Minimum Rental Standards.

Inspection Summary for Your Property



Rental Requirements Inspection Result

This statement is to confirm that a property inspection has successfully been conducted and compared to the Victorian Minimum Rental Standards. The inspector who assessed this property has indicated whether or not each standard has been met in the summary below:

Overall Inspection Result: **Minimum Standard Not Met**

Standard Met

Definition: Items listed here have satisfied the required minimum standards of the legislation and no additional actions are required.

Standard	Issue	Page
Ventilation	Free of concerns	17
Toilets	Free of concerns	19
Bathroom Facilities	Free of concerns	20
Laundry Facilities	Free of concerns	22
Structural Soundness	Free of concerns	23
Vermin Proof Bins	Free of concerns	24

Standard Not Met

Definition: Issues listed here have failed to meet the required minimum standards of the legislation and are recommended to be addressed.

Standard	Location	Page
Locks	Entry	10
Heating	Main Living Room	11
Window Coverings	Entry, Lounge/Dining	13
Windows	Lounge	15
Lighting	Bedroom 1	16
Mould and Dampness	Lounge/Dining	18
Kitchen Facilities	Kitchen	21

Rental Minimum Standards





Locks

A residential rental provider must ensure that all external doors are able to be secured with a functioning deadlock at rented premises, other than any screen door attached to an external door, are secured with a functioning deadlock, unless -

- a. another Act or law provides for a different kind of lock or device for the premises; or
- b. the external door cannot be accessed because of another security barrier at the rented premises.

Location	Result	Statement
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Entry	Standard Not Met	Visual inspection revealed external lock concerns due to a single action deadlock not functional on external entry door.
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Location	Result	Statement
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Multiple	Standard Met	Visual inspection of external entry doors revealed no concerns regarding external locks
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Lounge	Lounge/Dining	Kitchen
Bathroom	Bedroom 1	



Heating

Rental properties must have a fixed heater (not portable) in good working order in the main living area. If a fixed heater has not been installed in the main living area by 29 March 2021, the rental provider must install an energy efficient heater.

An energy efficient fixed heater must be one of the following:

- a. a non-ducted air conditioner or heat pump with a 2 star or above energy rating
- b. a gas space heater with a 2 star or above energy rating
- c. a ducted heating or hydronic heating system with an outlet in the main living area
- d. a domestic solid fuel burning appliance, such as a fireplace or wood burning stove



Location

Result

Statement

Main Living Room

Standard Not Met

Visual inspection of the main living area revealed evidence of concerns regarding heating due to: no fixed heater installed.





Window Coverings

On and from 1 July 2021, each window in a room at the rented premises that is likely to be used as a bedroom or as a living area is to be fitted with a curtain or blind that can be opened or closed by the renter to—

- a. reasonably block light; and
- b. provide reasonable privacy to the renter.



Location	Result	Statement
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Entry	Standard Not Met	Visual inspection of all internal windows in habitable areas revealed concerns due to a fitted window covering cannot be opened or closed.
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Location	Result	Statement
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Lounge/Dining	Standard Not Met	Visual inspection of all internal windows in habitable areas revealed concerns due to no curtain or blind is present.
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Location	Result	Statement
Multiple	Standard Met	Visual inspection of all internal windows in habitable areas revealed no concerns regarding window coverings

Lounge

Kitchen

Bathroom

Bedroom 1



Windows

All external windows in the rented premises which are capable of opening must—

- a. be able to be set in a closed or open position; and
- b. have functioning latches to secure against external entry.

Location	Result	Statement
Lounge	Standard Not Met	Visual inspection of all external windows revealed concerns due to a window not able to be set in open or closed position and a window latch does not exist.



Location	Result	Statement
Multiple	Standard Met	Visual inspection of all external windows revealed no concerns regarding window openings or latches

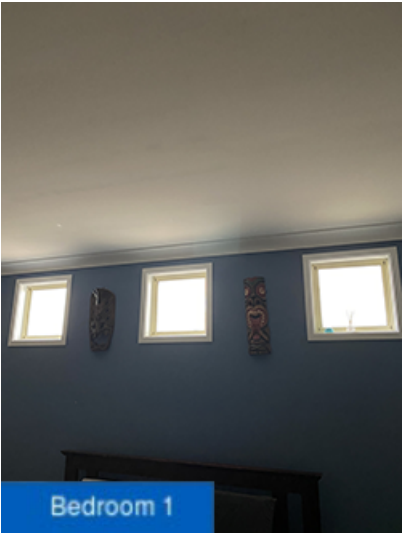
Entry	Lounge/Dining	Kitchen
Bathroom	Bedroom 1	



Lighting

The property needs to be free of concerns regarding lighting, where a habitable room does not have adequate natural or artificial lighting (excludes storage rooms and garages).

Location	Result	Statement
Bedroom 1	Standard Not Met	Visual inspection of accessible areas as per scope revealed evidence of natural or artificial lighting inadequacy.



Location	Result	Statement
Multiple	Standard Met	Visual inspection of accessible areas as per scope revealed no evidence of natural or artificial lighting inadequacy

Entry

Lounge

Lounge/Dining

Kitchen

Bathroom



Ventilation

There needs to be no evidence of concerns regarding internal ventilation. Specifically and limited to habitable rooms where there are no windows or the windows have been sealed shut.

Location

Result

Statement

Multiple

Standard Met

Visual inspection of accessible areas as per scope revealed no evidence of concerns regarding internal ventilation

Entry

Lounge

Lounge/Dining

Kitchen

Bathroom

Bedroom 1



Mould and Dampness

Each room in the rented premises must be free from mould and damp caused by or related to the building structure.

Location	Result	Statement
Lounge/Dining	Standard Not Met	Visual inspection of each room revealed evidence of concerns due to evidence of mould present in room.



Location	Result	Statement
Multiple	Standard Met	Visual inspection of each room revealed no evidence of concerns regarding mould and damp

- Entry
- Lounge
- Kitchen
- Bathroom
- Bedroom 1



Toilets

The rented premises are to contain a toilet that is—

- a. in good working order, connected to—
 - i. a reticulated sewerage system; or
 - ii. wastewater treatment system permitted under the Code of practice – Onsite wastewater management published under the Environment Protection Act 1970; or
 - iii. any other system approved by the local council; and
- b. either in—
 - i. a room that is intended to be used as a toilet area, whether as a separate toilet or bathroom or combined bathroom and laundry; or
 - ii. a separate enclosed structure that is intended to be used as a toilet area.

Location	Result	Statement
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Toilet	Standard Met	Visual inspection of toilet areas as per scope revealed no evidence of concerns
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Bathroom Facilities

In relation to bathroom facilities, the following amenities are to be provided in the rented premises—

- a. a bathroom connected to a reasonable supply of hot and cold water that contains a washbasin and a shower or bath;
- b. if a shower is present—
 - i. a shower head with a 3 star rating in the rating system referred to in regulation 23(a); or
 - ii. a shower head with a one or 2 star rating if a shower head with a 3 star rating—
 - A. cannot be installed; or
 - B. if installed, will not operate effectively due to the age, nature or structure of the plumbing of the premises.

Location	Result	Statement
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Bathroom	Standard Met	Visual inspection of accessible areas as per scope revealed no evidence of concerns regarding bathroom facilities
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Kitchen Facilities

In relation to kitchen facilities, the following amenities are to be provided in the rented premises—

- a. a dedicated area which is intended to be used for cooking and food preparation;
- b. a sink in good working order that is connected to a reasonable supply of hot and cold water;
- c. an oven in good working order;
- d. a stovetop in good working order that has—
 - i. 2 or more burners if the rented premises has 2 bedrooms or fewer; or
 - ii. 4 or more burners if the rented premises has between 3 and 6 bedrooms; or
 - iii. 5 or more burners if the rented premises has 7 or more bedrooms. The above does not apply if the rented premises is a registered place and a request for a permit to alter the relevant features of the premises to comply with this standard has been refused in accordance with Part 6 of the Heritage Act 2017.



Location	Result	Statement
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Kitchen	Standard Not Met	Visual inspection of accessible areas as per scope revealed evidence of concerns regarding kitchen facilities due to an inadequate number of stovetop burners.
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Laundry Facilities

Any laundry facilities present in the rented premises must be connected to a reasonable supply of hot and cold water.



Location	Result	Statement
Laundry	Standard Met	Visual inspection revealed no evidence of concerns regarding laundry facilities



Structural Soundness

The rented premises are to be structurally sound and weatherproof.

Location

Result

Statement

Multiple

Standard Met

Visual inspection of accessible areas as per scope revealed no evidence of concerns regarding structural soundness or weatherproofing

Entry

Lounge

Lounge/Dining

Kitchen

Bathroom

Bedroom 1

Exterior Rear



Vermin Proof Bins

A vermin proof rubbish bin and a vermin proof recycling bin are to be supplied for use by the renter of the rented premises—

- a. provided by the local council; or
- b. which are compatible with local council collection.



Location	Result	Statement
Exterior Rear	Standard Met	Visual inspection revealed no evidence of concerns regarding vermin proof bins



Restrictions

Any areas or sections noted that have not been inspected and therefore are not included in this report. We recommend the removal of the obstructions and/or access being supplied to complete the inspection as soon as possible. The scope of our inspection procedure includes moving light window furnishings including curtains and blinds but does not include moving furniture, foliage and storage.

There were no substantial restrictions in the following locations (location and archive photos may indicate partial obstructions) in all locations.



Inspector Notes

These observations are added by the inspector of significant identifiable hazards that have a relatively high degree of likelihood that a significant injury will occur; it is highly recommended that the identified safety issue is rectified as soon as practicable by a licenced tradesperson specialising in the respective field. NOTE: these are not issues that will impact on whether your property meets Fit for Habitation minimum standard requirements, they are observations that whilst recommended remain a discretionary rectification decision. There may be some extra Inspector Notes placed towards the end of the report. These notes are provided as an aid to raise the general awareness of risks in the property. We recommend you consider these notes and recommendations in the context of the overall report.

There were no Inspector Notes recorded in in all locations.

Location Photos





Entry



Lounge



Lounge/Dining



Kitchen



Bathroom



Exterior Rear



To protect home occupant privacy we have endeavoured to take location photos with minimal personal items. Further archive photos may have been taken and will only be accessed if required for evidence of restrictions.

Terms, Conditions, Scope & Limitations

For more information, such as conditions and exclusions, please read the [Terms and Conditions](#).

Gas Safety Check

5 Aug 2021 / Plumbing / EJ1627861710080

Complete

Inspection No	EJ1627861710080
Plumbing	Plumbing
Inspection Date	5 Aug 2021

PROPERTY

Property Type	Rental Property
Property Address	123 Safer Home St, Melbourne, Victoria 3000
Owner/Rental Provider (Landlord)/Agent Name	John Smith
Address	Qwer
Telephone	123456789

APPLIANCE

APPLIANCE 1

Location, Type, Make and Model

Kitchen 4x gas burner cook top. No make or model visible.



Photo 1

INSTALLATION CHECK

Is the installation gastight in accordance with AS/NZS5601.1?

Yes

Is the appliance and its components accessible for servicing and adjustment?

Yes

Gas regulator requires to be moved a quarter turn to access test point.



Photo 2

Where required by AS/NZS5601.1 is an isolation valve provided at the inlet connection of the appliance?

Yes

Not required.

Is the appliance and its installation electrically safe? (Note: Electrical safety is confirmed by checking the electrical supply is isolated, checking earth continuity, checking insulation resistance (where applicable) and using bonding straps if disconnecting an appliance)

Yes



Photo 3

Is there evidence of certification? (AGA, SAI -Global, IAPMO, Global-Mark or BSI).

Yes



Photo 4

Where applicable are gas appliances including cookers adequately restrained from tipping over?

Yes

Is the room ventilation adequate for the installed appliances? (consider installation and building date for applicable requirements)

Yes

Where visible are clearances from combustible surfaces in accordance with the installation instructions and AS/NZS5601.1?

Yes



Photo 5

Where applicable is the cowl, chimney plate or flue terminal in good condition and clear of obstruction?

N/A

Where applicable is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at roof penetration?

N/A

Where applicable is the flue, or its surroundings, clear of signs of scorching or overheating?

N/A

APPLIANCE SERVICING

(For guidance on servicing Type A gas appliances refer to AS4575)

Where applicable is the heat exchanger in good condition (test for spillage of combustion products)

N/A

Has the appliance been cleaned of dust and debris (e.g. burner, pilot, fan, filters, air intake)?

Yes

Are gas supply and burner operating pressures correct? (Note: All appliances must be operating)

Yes

Unable to access test point to regulator.



Photo 6

Is the appliance clean of dust and debris (e.g. burner, pilot, fan, filters, air intake)

Yes

Are burner flames normal? (i.e. no evidence of flame lifting, floating, yellow tipping or sooting)

Yes



Photo 7

Is the appliance operating correctly including safety devices such as pressure and temperature relief valves?

No

Ignition button faulty and no signage at 4x gas control knobs to identify correct burner.



Photo 8



Photo 9

NEGATIVE PRESSURE & CARBON MONOXIDE SPILLAGE TEST

Appliance Certification Number NA

Serial Number NA

Number of Fans NA

CO Test Equipment NA

Calibration Date 5 Aug 2021

ESTABLISH BASELINE CONDITIONS

Heater is at room temperature Satisfied

NA

Exhaust fans turned off Satisfied

NA

External doors and windows closed	Satisfied
NA	
Smoke test conducted	Satisfied
NA	
TEST FOR NEGATIVE PRESSURE	
External doors and windows closed	Satisfied
NA	
Open or close internal doors to achieve (potential) greatest negative pressure	Satisfied
NA	
Exhaust fans turned on	Satisfied
NA	
Smoke test conducted	Satisfied
NA	
Instruction: clean the appliance and check it for obvious appliance defects.	
Ventilation installed to eliminate negative pressure?	Yes
NA	
If not installed, provide the Size of vent required	NA
TEST FOR CARBON MONOXIDE SPILLAGE	
External doors and windows closed	Satisfied
NA	
Exhaust fans turned on	Satisfied
NA	
Open or close internal doors to achieve (potential) greatest negative pressure	Satisfied
NA	
Instruction: measure and record the background CO reading (ppm).	
Turn heater on high	Satisfied
NA	
Turn heater fan on high	Satisfied
NA	
CO DETECTOR SAMPLING	

CO detector sampling probe placed at:	Other
Please specify CO detector sampling probe placed	Qqqq
NA	
<p>Instruction: continue monitoring for CO spillage and record the readings taken after the appliance has been operating for:</p> <ul style="list-style-type: none"> • 5 minutes from cold (gas space heater, indirect gas-fired ducted air-heater or a Type 2 decorative-effect gas heater) » Allow for additional 5 minutes if the appliance is installed in a chimney without a chimney liner • 10 minutes from cold (Type 1 decorative-effect gas heater) 	
Measure and record the detector reading (ppm)	0
Reconfirm background reading (ppm)	0 ppm
Is the new reading from the appliance higher than the CO background reading?	Yes
NA	
<p>If yes, you must need to re-complete the TEST FOR CARBON MONOXIDE SPILLAGE If negative pressure was present and ventilation was not installed earlier, install ventilation or provide the client with ESV / VBA information letter or NSW Fair Trading information. Notify VBA via email at gasheaters@vba.vic.gov.au or phone 1300 815 127 or NSW Fair Trading on 13 32 20.</p>	
CARBON MONOXIDE SPILLAGE IS DETECTED	
External doors and windows closed	Satisfied
NA	
Turn heater on high	Satisfied
NA	
Exhaust fans turned off (eliminate negative pressure)	Satisfied
NA	
Turn heater fan on high	Satisfied
NA	
Is CO spillage detected?	Yes
NA	
<p>If yes – the heater is faulty. Instruction: rectify or isolate the heater. If client refuses to have heater isolated notify ESV on the 24/7 emergency line on 1800 652 563 or contact NSW Fair Trading.</p>	
STATEMENT OF COMPLIANCE	
Heater cleaned and serviced	Satisfied
NA	

Heater isolated due to CO spillage

Satisfied

NA

Negative pressure present but not spilling CO - (refer to VBA or NSW Fair Trading)

Satisfied

NA

Client agrees to have heater isolated due to CO spillage - (If client does not agree, make note of referral to ESV on the 24/7 emergency line on 1800 652 563 or contact NSW Fair Trading.)

Satisfied

NA

Did the re-test detect CO spillage?

Yes

NA

If Yes, then creation an ACTION to rectify or isolate the faulty heater.

APPLIANCE 2

Location, Type, Make and Model

Outdoors left side of house, Rinnai Infinity 26 Plus.

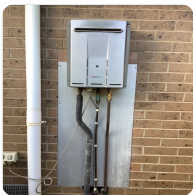


Photo 10



Photo 11

INSTALLATION CHECK

Is the installation gastight in accordance with AS/NZS5601.1?

Yes

Is the appliance and its components accessible for servicing and adjustment?

Yes

Where required by AS/NZS5601.1 is an isolation valve provided at the inlet connection of the appliance?

Yes

Is the appliance and its installation electrically safe? (Note: Electrical safety is confirmed by checking the electrical supply is isolated, checking earth continuity, checking insulation resistance (where applicable) and using bonding straps if disconnecting an appliance)

Yes

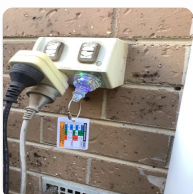


Photo 12

Is there evidence of certification? (AGA, SAI -Global, IAPMO, Global-Mark or BSI).

Yes



Photo 13

Where applicable are gas appliances including cookers adequately restrained from tipping over?

Yes

Is the room ventilation adequate for the installed appliances? (consider installation and building date for applicable requirements)

Yes

NA

Where visible are clearances from combustibles surfaces in accordance with the installation instructions and AS/NZS5601.1?

Yes

Where applicable is the cowl, chimney plate or flue terminal in good condition and clear of obstruction?

Yes

Where applicable is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at roof penetration?

N/A

Where applicable is the flue, or its surroundings, clear of signs of scorching or overheating?

N/A

APPLIANCE SERVICING

(For guidance on servicing Type A gas appliances refer to AS4575)

Where applicable is the heat exchanger in good condition (test for spillage of combustion products)

Yes



Photo 14

Has the appliance been cleaned of dust and debris (e.g. burner, pilot, fan, filters, air intake)?

Yes

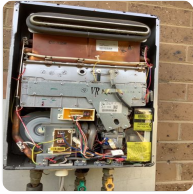


Photo 15

Are gas supply and burner operating pressures correct? (Note: All appliances must be operating)

Yes

Inlet pressure at lock out 155KPA & Working pressure 137KPA.



Photo 16



Photo 17

Is the appliance clean of dust and debris (e.g. burner, pilot, fan, filters, air intake)

Yes

Are burner flames normal? (i.e. no evidence of flame lifting, floating, yellow tipping or sooting)

Yes

Is the appliance operating correctly including safety devices such as pressure and temperature relief valves?

Yes

NEGATIVE PRESSURE & CARBON MONOXIDE SPILLAGE TEST

Appliance Certification Number

Qqqq

NA

Serial Number

Qqqq

NA

Number of Fans

Qqq

NA

CO Test Equipment

Qqq

NA

Calibration Date

5 Aug 2021

ESTABLISH BASELINE CONDITIONS

Heater is at room temperature

Satisfied

NA

Exhaust fans turned off

Satisfied

NA

External doors and windows closed	Satisfied
NA	
Smoke test conducted	Satisfied
NA	
TEST FOR NEGATIVE PRESSURE	
External doors and windows closed	
Open or close internal doors to achieve (potential) greatest negative pressure	
Exhaust fans turned on	
Smoke test conducted	
Instruction: clean the appliance and check it for obvious appliance defects.	
Ventilation installed to eliminate negative pressure?	
If not installed, provide the Size of vent required	
TEST FOR CARBON MONOXIDE SPILLAGE	
External doors and windows closed	
Exhaust fans turned on	
Open or close internal doors to achieve (potential) greatest negative pressure	
Instruction: measure and record the background CO reading (ppm).	
Turn heater on high	
Turn heater fan on high	
CO DETECTOR SAMPLING	
CO detector sampling probe placed at:	
Instruction: continue monitoring for CO spillage and record the readings taken after the appliance has been operating for: <ul style="list-style-type: none"> • 5 minutes from cold (gas space heater, indirect gas-fired ducted air-heater or a Type 2 decorative-effect gas heater) » Allow for additional 5 minutes if the appliance is installed in a chimney without a chimney liner • 10 minutes from cold (Type 1 decorative-effect gas heater) 	
Measure and record the detector reading (ppm)	NA
NA	
Reconfirm background reading (ppm)	NA

Is the new reading from the appliance higher than the CO background reading?

Did the re-test detect CO spillage?

APPLIANCE 3

Location, Type, Make and Model

Outdoors left side of house, Brivis Multiplex Series Me20e.



Photo 18



Photo 19

INSTALLATION CHECK

Is the installation gastight in accordance with AS/NZS5601.1?

Yes

Is the appliance and its components accessible for servicing and adjustment?

Yes

Where required by AS/NZS5601.1 is an isolation valve provided at the inlet connection of the appliance?

Yes

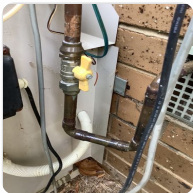


Photo 20

Is the appliance and its installation electrically safe? (Note: Electrical safety is confirmed by checking the electrical supply is isolated, checking earth continuity, checking insulation resistance (where applicable) and using bonding straps if disconnecting an appliance)

No

Second weatherproof external GPO required.

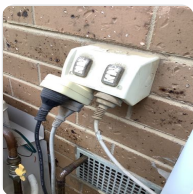


Photo 21

Is there evidence of certification? (AGA, SAI -Global, IAPMO, Global-Mark or BSI).

Yes



Photo 22

Where applicable are gas appliances including cookers adequately restrained from tipping over?

Yes

Is the room ventilation adequate for the installed appliances? (consider installation and building date for applicable requirements)

Yes

Outdoors

Where visible are clearances from combustibles in accordance with the installation instructions and AS/NZS5601.1?

Yes

Where applicable is the cowl, chimney plate or flue terminal in good condition and clear of obstruction?

Yes

Where applicable is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at roof penetration?

N/A

Where applicable is the flue, or its surroundings, clear of signs of scorching or overheating?

N/A

APPLIANCE SERVICING

(For guidance on servicing Type A gas appliances refer to AS4575)

Where applicable is the heat exchanger in good condition (test for spillage of combustion products)

Yes



Photo 23

Has the appliance been cleaned of dust and debris (e.g. burner, pilot, fan, filters, air intake)?

Yes



Photo 24



Photo 25

Are gas supply and burner operating pressures correct? (Note: All appliances must be operating)

Yes



Photo 26

Is the appliance clean of dust and debris (e.g. burner, pilot, fan, filters, air intake)

Yes

Are burner flames normal? (i.e. no evidence of flame lifting, floating, yellow tipping or sooting)

Yes

Is the appliance operating correctly including safety devices such as pressure and temperature relief valves?

Yes

NEGATIVE PRESSURE & CARBON MONOXIDE SPILLAGE TEST

Appliance Certification Number

NA



Photo 27

Serial Number

762101

Number of Fans

1

CO Test Equipment

Fluke Co220

Calibration Date

5 Aug 2021

ESTABLISH BASELINE CONDITIONS

Heater is at room temperature

Satisfied

Exhaust fans turned off

Satisfied

External doors and windows closed

Satisfied

Smoke test conducted

Satisfied

Na

TEST FOR NEGATIVE PRESSURE

External doors and windows closed

Open or close internal doors to achieve (potential) greatest negative pressure

Exhaust fans turned on

Smoke test conducted

Instruction: clean the appliance and check it for obvious appliance defects.

Ventilation installed to eliminate negative pressure?

If not installed, provide the Size of vent required

TEST FOR CARBON MONOXIDE SPILLAGE

External doors and windows closed

Satisfied

Exhaust fans turned on

Satisfied

Na

Open or close internal doors to achieve (potential) greatest negative pressure

Satisfied

Na

Instruction: measure and record the background CO reading (ppm).

Turn heater on high

Satisfied

Turn heater fan on high

Satisfied

CO DETECTOR SAMPLING

CO detector sampling probe placed at:

Other

Central heater register at kitchen window.

Please specify CO detector sampling probe placed

Register at kitchen window

Instruction: continue monitoring for CO spillage and record the readings taken after the appliance has been operating for:

- 5 minutes from cold (gas space heater, indirect gas-fired ducted air-heater or a Type 2 decorative-effect gas heater) » Allow for additional 5 minutes if the appliance is installed in a chimney without a chimney liner
- 10 minutes from cold (Type 1 decorative-effect gas heater)

Measure and record the detector reading (ppm)

0 ppm

Reconfirm background reading (ppm)

0 ppm

Is the new reading from the appliance higher than the CO background reading?

No

If negative pressure was present and ventilation was not installed earlier, install ventilation or provide the client with ESV / VBA information letter. Notify VBA via email at gasheaters@vba.vic.gov.au or phone 1300 815 127.

STATEMENT OF COMPLIANCE

Heater cleaned and serviced

Satisfied

Heater isolated due to CO spillage

Satisfied

Na

Negative pressure present but not spilling CO (referred to VBA)

Satisfied

Na

Client refuses to have heater isolated due to CO spillage (referred to ESV)

Satisfied

Na

Did the re-test detect CO spillage?

No

If No, then creation an ACTION to install ventilation or isolate the heater to remove negative pressure from causing CO spillage.

Is LP Gas Cylinder & Associated Components section applicable?

BUSHFIRE ZONING

This safety-related activity only applies if the Victorian rented premises is in a bushfire-prone area and is required to have a water tank for bushfire safety. If the Victorian rented premises is in a designated bushfire-prone area under section 192A of Building Act 1993 and a water tank is required for firefighting purposes the residential rental provider must ensure the water tank and any connected infrastructure is maintained in good repair and cleaned as required.

N/A

DANGEROUS GAS INSTALLATIONS

Gas Safety (Gas Installation) Regulations 2018, Part 3, Division 3, Section 21

1. If a person carrying out gasfitting work on a gas installation becomes aware of a danger arising from a defect in the gas installation, the person must without delay -

- a) take all steps that are necessary to make the installation safe; and
- b) notify the owner of the gas installation and the occupier of the premises in which the installation is situated of the defect.

2. Sub regulation (1)(a) does not apply if the person is unable, or it is unreasonable for the person, to take the necessary steps to make the gas installation safe.

3. If the person carrying out the gasfitting work is unable, or it is unreasonable for the person, to make the gas installation safe, he or she must, without delay, notify Energy Safe Victoria or Fair Trading or equivalent in NSW

a) if the gas installation uses natural gas, the gas distribution company which supplies that gas to the gas installation of the defect; or

b) if the gas installation uses LPG, the gas retailer which supplies that gas to the gas installation of the defect.

DECLARATION

I, being the person responsible for the inspection of the identified gas appliances or installations in the rental property or rooming house, particulars of which are described here, having exercised reasonable skill and care when carrying out the inspection, hereby declare on the date of inspection that the information in this report, including the observations and recommendations, provides an accurate assessment of the condition of the gas appliances or installations in the rental property or rooming house taking into account the stated extent of the installation and the limitations of the inspection and testing.

I further declare that in my judgment, the said appliance(s) and corresponding installation(s) is/are:

Status

Compliant - gas appliance or gas installation complies with the criteria for a "gas safety check" in the Victorian residential tenancies regulations and the NSW Gas and Electricity (Consumer Safety) Act.

By checking this box the gasfitter acknowledges that he/she has completed this gas safety checks

Next gas safety check is due in 24 months. Next gas safety check due:

5 Aug 2023

INSPECTION, TESTING & ASSESSMENT BY:

Safety Check Completed by
(Business Name)

PropertySafe

Name
(First Name Only)

Simon

License/Registration No

12345

Telephone

123457789

Business Address

Noble Park

Note: It is an offence to perform Type A gas appliance servicing work without the required qualifications (refer to the Plumbing Regulations)

Appendix

Appendix



Photo 1

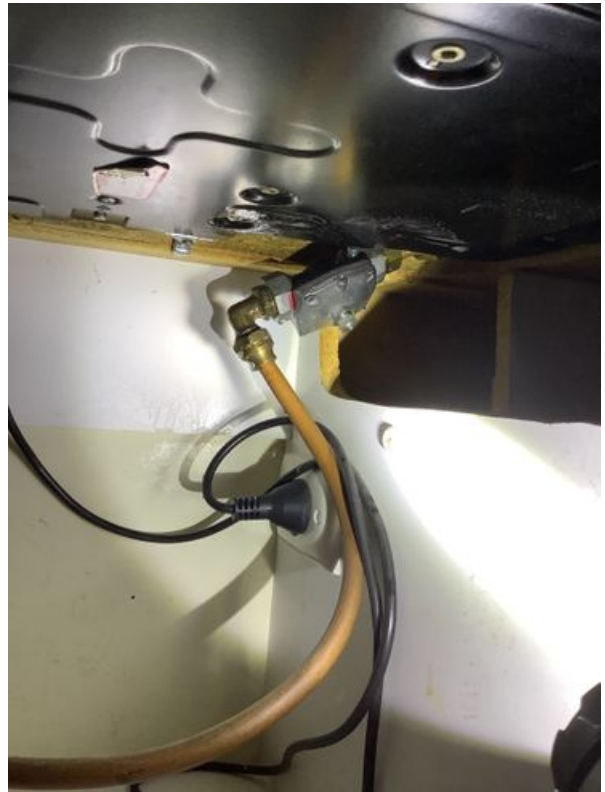


Photo 2



Photo 3



Photo 4



Photo 5

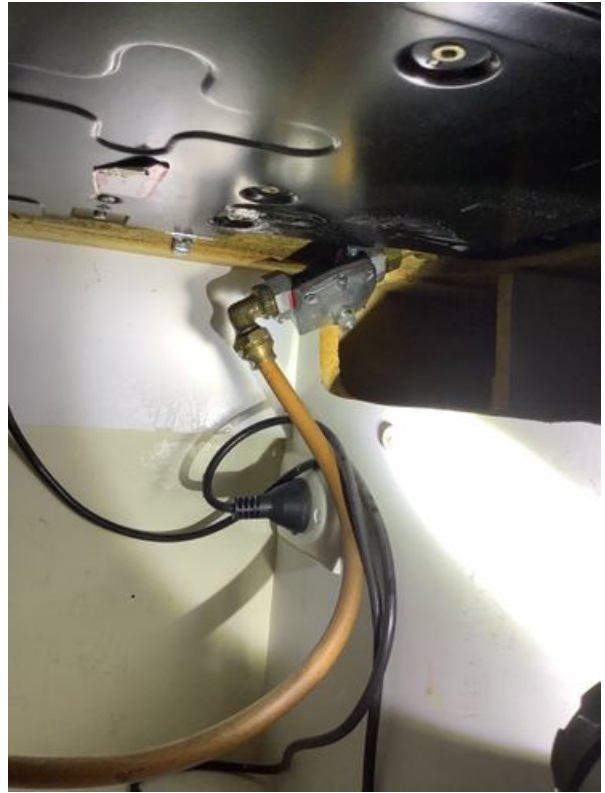


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

Electrical Safety Check

5 Aug 2021 / Electrical / EJ1627861194817

Complete

Score	0%	Failed items	0	Actions	0
Inspection No	EJ1627861194817				
Electrical	Electrical				
Purchasor/Landlord Name	John Smith				
Status	Owner				
Home Phone Number					
Mobile Number	0400 000 000				
Conducted on	5 Aug 2021 08:00 AEST				
Audited by: (First Name Only)	Ben				

A. INSTALLATION ADDRESS

Address

123 Safer Home St, Melbourne, Victoria 3000

Date of Previous Audit (if any)




B. EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Details of those parts of the installation and limitations of the safety check covered by this certificate. Choose those parts of the installation included in the safety check, the parts of the installation if not applicable and anything not included in the safety check – add additional information if required.

Main Switchboard	Included in Safety Check
Main Earthing System	Included in Safety Check
Kitchen	Included in Safety Check
Bathroom (Main)	Included in Safety Check
Bathrooms (Other/Ensuites)	Not Applicable
Bedroom (Main)	Included in Safety Check
Bedrooms (Other)	Included in Safety Check
Living Room	Included in Safety Check
Other Living Areas	
Laundry	Included in Safety Check
Garage	Included in Safety Check
Solar/Battery System	Not Applicable
Electric Water Heater	Not Applicable
Dishwasher	Included in Safety Check
Electric Room/Space Heaters	Not Applicable
Swimming Pool Equipment	Not Applicable

C. SAFETY CHECK - VERIFIED BY VISUAL INSPECTION

As far as practicable a VISUAL INSPECTION of the following items has been carried out per the requirements of section 3 and 4 of the Australian/New Zealand Standard AS/NZS 3019:2007 Electrical installations—Periodic Verification: Select those parts of the installation if not applicable or not included in the safety check – add additional information if required.

Consumer Mains	Verified by Visual Inspection
Switchboards	Verified by Visual Inspection
	
Photo 1	
Exposed Earth Electrode	Verified by Visual Inspection
Metallic Water Pipe Bond	Verified by Visual Inspection
RCDs (Safety Switches)	Verified by Visual Inspection
Circuit Protection (Circuit Breakers/Fuses)	Verified by Visual Inspection
Socket-Outlets	Verified by Visual Inspection
Light Fittings	Verified by Visual Inspection
Broken kitchen track light not connected but broken removed and cable put in junction box for safety	
	
Photo 2	
	
Photo 3	
Electric Water Heater	Not Applicable
Air Conditioners	Verified by Visual Inspection
Evap Cooler on roof	
Space Heaters	Not Applicable
Cooking Equipment	Verified by Visual Inspection
Dishwasher	Verified by Visual Inspection
Exhaust Fans	Verified by Visual Inspection
Ceiling Fans	Verified by Visual Inspection
Washing Machine/Dryer	Verified by Visual Inspection

Installation Wiring	Verified by Visual Inspection
Inspected and checked in Switchboard.	
Solar & Other Renewable Systems	Not Applicable
Swimming Pool Equipment	Not Applicable
Vehicle Chargers	Not Applicable

D. SAFETY CHECK - VERIFIED BY TESTING

As far as practicable TESTING of the following items has been carried out per the requirements of 4 of the Australian/New Zealand Standard AS/NZS 3019:2007 Electrical installations—Periodic Verification: strike out those parts of the installation if not applicable – mark NI if not included in the safety check – add additional information if required.

Polarity & Correct Connections Testing

Consumer Mains	Verified by Testing
Polarity check done only. Mains are energised	
Circuit Protection (Circuit Breakers/Fuses)	
RCDs (Safety Switches)	
Socket-Outlets	Verified by Testing
Polarity and earth fault loop resistance checked	
Light Fittings	Verified by Testing
Electric Water Heater	Not Applicable
Air Conditioners	Verified by Testing
Limited functionality testing done to evap cooler, due to being on roof no fall protection	
Cooking Equipment	Verified by Testing
All appliances correctly earthed and working	
Dishwasher	Verified by Testing
Solar & Other Renewable Systems	Not Applicable
Swimming Pool Equipment	Not Applicable
Vehicle Chargers	Not Applicable
Earth Continuity Testing	
Main Earth Conductor	Verified by Testing
.05 ohms	

Switchboard Enclosures

Verified by Testing



Photo 4

Metallic Water Pipe Bond

Verified by Testing

0.46 ohms

Socket-Outlets

Verified by Testing

All about .22 ohms. Furthest .0.42 ohms. Pass

Light Fittings

Verified by Testing

Down lights through out

Exhaust Fans

Verified by Testing

Ceiling Fans

Not Applicable

Electric Water Heater

Not Applicable

Air Conditioners

Verified by Testing

Limited testing to evap cooler due to location on roof

Cooking Equipment

Verified by Testing

Dishwasher

Verified by Testing

Solar & Other Renewable Systems

Not Applicable

Swimming Pool Equipment

Not Applicable

Vehicle Chargers

Not Applicable

RCD (Residual-Current Device / Safety Switch) Testing

Power Outlets

Power Outlets 1

Push Button Test

Pass

Time Test (milliseconds)

30.5

Time Test

Pass

Power Outlets 2

Push Button Test

Pass

Time Test (milliseconds)	69.3
Time Test	Pass
Power Outlets 3	
Push Button Test	Pass
Time Test (milliseconds)	29.4
Time Test	Pass
Power Outlets 4	
Push Button Test	Pass
Time Test (milliseconds)	29
Time Test	Pass
Lighting	
Lighting 1	
Push Button Test	Pass
Time Test (milliseconds)	39
Time Test	Pass

E. SMOKE ALARMS

All smoke alarm are correctly installed and in working condition; and have been tested according to the manufacturer's instructions.

Yes

Battery powered in front of bedrooms

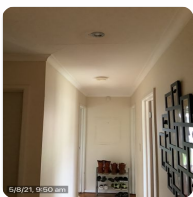


Photo 5

Next Smoke Alarm Check is due by:

5 Aug 2022

All smoke alarms must be tested according to the manufacturer's instructions at least once every 12 months

F. OBSERVATIONS AND RECOMMENDATIONS FOR ANY ACTIONS TO BE TAKEN

The following observations and recommendations are made:

Earth Electrode recommend to be installed

F. ELECTRICAL SAFETY CHECK CERTIFICATION

Electrical Safety Check Completed by:	Bob
Licence/Registration Number:	12345
Inspection Date:	5 Aug 2021
Next Inspection Due:	5 Aug 2023

I the above named licenced electrician have carried out an electrical safety check of this residential tenancies per the requirements of the Residential Tenancies Regulations 2021 and set out in the Australian/New Zealand Standard AS/NZS 3019, "Electrical installations—Periodic verification, and have recorded my observations and recommendations.



Bob
5 Aug 2021 09:56 AEST

Appendix

Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5