

Rental Property Inspections – Inclusions

RACV offers a range of Rental Property Inspections that can help rental providers ensure their property meets the [Minimum rental standards](#) and [Gas & Electrical](#) safety checks as set out in the Residential Tenancies Act 1997 (Vic).

Minimum Rental Standards Inspection

Each inspection will measure the rental property against the following required standards:

Locks

- All external doors are able to be secured with a functioning deadlock at rented premises

Window Coverings

All windows in a bedroom or living area are fitted with a blind or window that;

- Reasonably blocks light
- Provides adequate privacy

Windows

All windows that are capable of opening are:

- Able to be set in an open or closed position
- Have functioning latched to secure against external entry

Lighting

- The property has adequate natural or artificial light

Ventilation

There is adequate ventilation in all habitable rooms where:

- There are no windows present
- Where windows have been sealed shut

Heating

- There is a fixed heater in the main living area that is in good working order
- If no fixed heater in the living area by 29 March 2021 then an energy efficient heater is installed

Mould and Dampness

- Each room is free from mould and damp caused by or related to the building structure

Toilets

There is a toilet in good working order that is connected to a reticulated sewerage system; or:

- Wastewater treatment system permitted under the Code of practice – Onsite wastewater management published under the Environment Protection Act 1970; or
- Any other system approved by the local council; and

The toilet is located:

- In a suitable room within the property, or
- In a separate enclosed external structure that is intended for use as a toilet

Bathroom Facilities

- The bathroom is connected to a reasonable supply of hot and cold water that contains a washbasin and a shower or bath

- Where a shower head is present then it complies with a 3 star rating in the rating system referred to in regulation 23
- Where a shower head is present then it complies with a 1 or 2 star rating in the rating system if a 3 star rating is not possible due to the age, nature or structure of the plumbing on the premises

Kitchen Facilities

The following amenities are provided:

- A dedicated area which is intended to be used for cooking and food preparation
- A sink in good working order that is connected to a reasonable supply of hot and cold water
- An oven in good working order
- 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

Laundry Facilities

- Are connected to a reasonable supply of hot and cold water

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

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

Structural Soundness

- 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

Electrical Safety (excluded)

- The Minimum Rental Standards set out in the Residential Tenancies Act 1997 (Vic) include components of electrical safety that aren't covered in the basic minimum standards inspection scope as this component requires a licensed electrician.

This requirement can be managed through RACV Property Inspections by purchasing the additional Electrical Safety Check set out below. This must be purchased separately but is required to ensure full compliance with the Minimum Rental Standards.

Safety Checks

Electrical Safety Check

Note: It is a requirement to conduct an electrical safety check at the rental property every two years

Electrical safety check of all installations and fittings including:

- Main switchboard
- Main earthing system
- Kitchen
- Dishwasher
- Bathrooms
- Bedrooms
- Living rooms
- Laundry
- Garage
- Solar / battery systems
- Electrical water heater
- Electric room / space heaters
- Swimming pool equipment

Verified by visual inspection (where applicable):

- Consumer mains
- Switchboard
- Exposed earth electrodes
- Metallic water pipe bond
- RCD safety switch
- Circuit protection
- Socket - outlets
- Light fittings
- Electrical water heater
- Air conditioner
- Space heaters
- Cooking equipment
- Dishwasher
- Exhaust fans
- Ceiling fans
- Washing machine / dryer
- Installation wiring
- Solar and other renewable systems
- Swimming pool equipment
- Vehicle chargers

Safety check verified by:

- Polarity and correct connections testing
- Earth continuity testing to ensure that in the case of a fault, safety measures work as intended to prevent dangerous currents from causing electrical accidents.
- Residual Current Device (RCD) testing to ensure that the safety switch will operate quickly to shut down the electrical power supply should there be an electrical incident.
- Smoke alarm testing to ensure the smoke alarm is correctly installed and in working condition (using test button). This check is NOT a replacement for the full smoke and fire safety check as required in the Victorian Residential Tenancies Act 1997.

Gas Safety Check

Note: It is a requirement to conduct a gas safety check at the rental property every two years

- Gas safety check of all gas installations and fittings
- Negative pressure and carbon monoxide spillage test
- Serviceability check of gas appliances
- Bushfire safety check to ensure that the water tank and any connected infrastructure is maintained and in good repair - only for properties in a bushfire zone that require a water tank (according to the Building Act 1997)

For a full list of limitations and exclusions please read the terms and conditions at www.racv.com.au/in-your-home/trades/property-inspections/terms-and-conditions.html