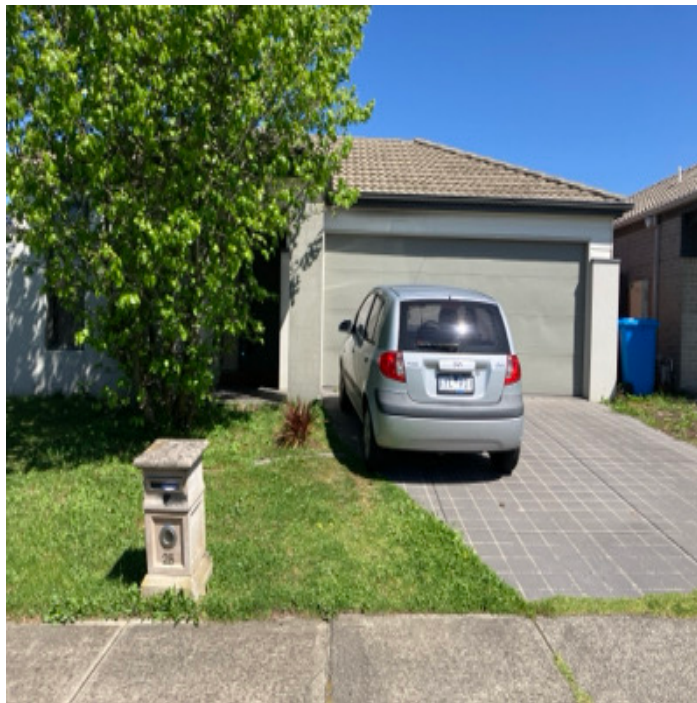


# Minimum Standards Audit

**Property Address: 25 Tetrabine Way Lyndhurst Vic 3975**

**Audit Date: 09/10/2024**



Audit No. #		Auditor		
00004803		Andrea Mamone		
Inspection Address		Managing Agent		Audit Date
25 Tetrabine Way Lyndhurst Vic 3975		All Avenues Real Estate - CRANBOURNE		09/10/2024

## Overall Property Summary

	Meets Minimum Standards	Does Not Meet Minimum Standards	Comments
Recycle and General Waste	Yes		
Bathroom Facilities		No	Mould and fan not working
Bathroom Facilities		No	Mould to grout and caulking
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Kitchen	Yes		
Laundry	Yes		
Living Room		No	Doors are defective
Front Entrance		No	the key can't be removed from the rear of the door
Electrical Safety	Yes		

# Executive Summary

Bath			
	Present In Room	Not Present In Room	Action
Bathroom	Yes		
Bathroom		No	

Shower			
	Present In Room	Not Present In Room	Action
Bathroom	Yes		
Bathroom	Yes		

Washbasin			
	Present In Room	Not Present In Room	Action
Bathroom	Yes		
Bathroom	Yes		

Cold Water Supply			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Kitchen	Yes		
Laundry	Yes		
Bathroom Facilities	Yes		
Bathroom Facilities	Yes		

External Entry Door			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Front Entrance		No	The front entry locks however the key can't be removed from the rear of the door
Living Room		No	Failed Picklist There is no locking feature at all on this external door and there is no additional security barrier for example: a locked door to an apartment building or a locked gate.No lock and no sliding door guide and second door handle is faulty can't be opened or closed
Laundry	Yes		

Heating			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Living Room	Yes		

Hot Water Supply			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Kitchen	Yes		
Laundry	Yes		
Bathroom Facilities	Yes		
Bathroom Facilities	Yes		

Kitchen Facilities			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Stovetop	Yes		
Food Preparation Area	Yes		
Oven	Yes		
Sink	Yes		

Lighting			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Front Entrance	Yes		
Bathroom Facilities	Yes		
Bathroom Facilities	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Kitchen	Yes		
Living Room	Yes		
Laundry	Yes		

Mould And Dampness			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Front Entrance	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Kitchen	Yes		
Bathroom Facilities		No	Failed Picklist Mould present that is caused by/related to the building structure is present. Remediation of this mould will prevent future issues as mould is a living organism and will continue to grow and spread. Recommendation of a specialist attend to remediate correctly and ensure all spores are removed.;Mould in/on silicone.;Mould in/on grout.Mould to caulking and grout
Bathroom Facilities		No	Failed Picklist Mould present that is caused by/related to the building structure is present. Remediation of this mould will prevent future issues as mould is a living organism and will continue to grow and spread. Recommendation of a specialist attend to remediate correctly and ensure all spores are removed.;Mould in/on silicone.;Mould in/on grout.Grout and caulking
Laundry	Yes		
Living Room	Yes		

Structural: Bowing and Leaning			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Living Room	Yes		
Laundry	Yes		
Kitchen	Yes		
Front Entrance	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bathroom	Yes		
Bathroom	Yes		

Structural: Cracking			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Living Room	Yes		
Laundry	Yes		
Bathroom Facilities	Yes		
Bathroom Facilities	Yes		
Front Entrance	Yes		
Kitchen	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		

## Structural: Warping

	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Laundry	Yes		
Living Room	Yes		
Kitchen	Yes		
Bathroom Facilities	Yes		
Bathroom Facilities	Yes		
Front Entrance	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		

## Toilet

	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Bathroom	Yes		
Bathroom	Yes		



## Ventilation

	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Front Entrance	Yes		
Living Room	Yes		
Bathroom Facilities	Yes		
Bathroom Facilities		No	Failed Picklist Exhaust fan does not work when one exists in this area.Exhaust fan not working
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Kitchen	Yes		
Laundry	Yes		

## Window Coverings

	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Living Room	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		

Windows and Latches			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Bathroom Facilities	Yes		
Bathroom Facilities	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		
Bedroom	Yes		

# ELECTRICAL SAFETY

## Property Details

Property	25 Tetrabine Way Lyndhurst Vic 3975
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## Switchboard

Location of Switchboard	Front entrance of the home
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Photo of Switchboard	
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Is it apparent that there is a circuit breaker connected to all lighting and power circuits?	Yes
Is it apparent that there is a residual current device connected to all lighting and power circuits?	Yes
MINIMUM STANDARDS: Does the Switchboard meet the minimum standards?	Yes

# RECYCLE AND GENERAL WASTE

## Property Details

Property	25 Tetrabine Way Lyndhurst Vic 3975
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## Waste Bin

Does the property have a council style GENERAL waste bin?	Yes
Is the general waste bin in good working condition/vermin proof?	Yes
Photo of council style GENERAL waste bin	
MINIMUM STANDARDS: Does the General Waste bin provided meet the minimum standards?	Yes

## Recycle Bin

Does the property have a recycle council style waste bin?	Yes
Is the recycle bin in good working condition/vermin proof?	Yes

Photo of recycle council style waste bin



MINIMUM STANDARDS: Does the recycle bin provided meet the minimum standards?

Yes

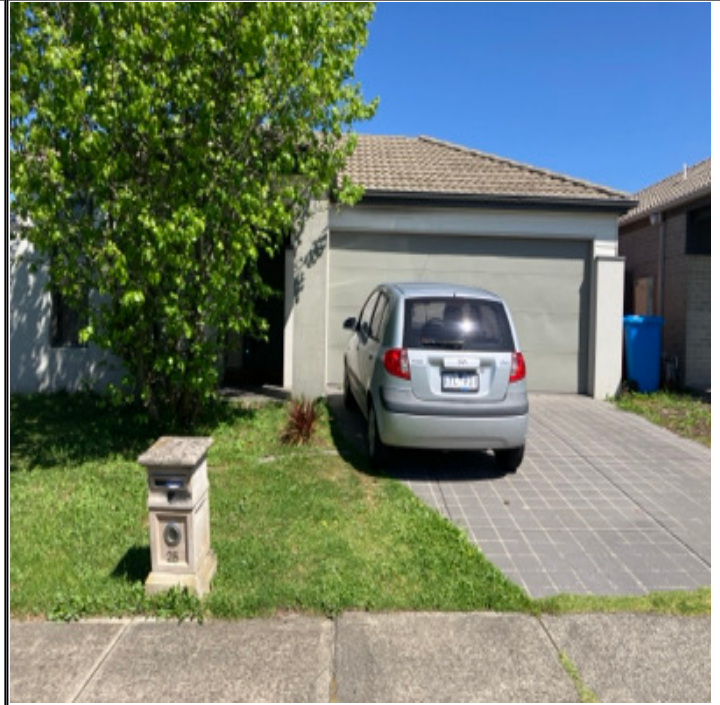
# FRONT ENTRANCE

## Property Details

Property	25 Tetrabine Way Lyndhurst Vic 3975
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## Entrance Details

Photo of house from street



Detailed photo of Front Entrance



Building Classification


This property is within the Class 1 category

External Door and Deadlock/Deadlatch	
Is there an External Door Present	Yes
Is this a PUBLIC LOBBY door that opens to common property?	No
Photo of external door (from outside and inside)	<div></div> <div></div>
Does the external door have a deadlock/deadlatch function?	Yes
"3X CLOSE UP Photo evidence of deadlock/deadlatch (from the outside, Inside and in an operated position or with pin visible)"	







	
Is the deadlock/deadlatch feature on the external door functioning?	Yes
Does the external door meet minimum standards? SubNote: All external entry doors must have a deadlock/deadlatch feature. Exceptions: The door is a public lobby door to common property; The door has a heritage restriction	No
Please Comment on External Door	The front entry locks however the key can't be removed from the rear of the door


<b>Window</b>
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Are there windows in room?	No
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<b>Lighting</b>
-----------------

what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

<b>Mould and Dampness</b>
---------------------------

Photo of moisture reading ON a wall	
Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	No
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	Yes

Ventilation	
Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Natural
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes

Structural Defects: Bowing and Leaning	
Is there any severe bowing or leaning of walls in the property?	No
MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes

Structural Defects: Cracking	
Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes


Warping of Floors
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Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

Overall room Pass/Fail + Additional Notes	
"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	No
Mandatory Additional comments on the area for the owner on why it failed or was unable to determine	The front entry locks however the key can't be removed from the rear of the door

# Bedroom

## Property Details

Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	

## External Door and Deadlock/Deadlatch

Is there an External Door Present	No
-----------------------------------	----

## Window

Are there windows in room?	Yes
How many windows are there that are designed to open and close?	2
Are any of the windows in this room designed to open and close?	Yes
Can all the openable windows in the room be set to open and closed position?	Yes

Photo of every openable window with latch visible/missing



Do all the openable windows in this room have functioning latch or lock?

Yes


MINIMUM STANDARDS: Do the windows meet the minimum standards?

Yes

**Window Coverings**

Is there a window in the room?


Yes

Take a photo of the window area	
Do all the windows have window coverings?	Yes
Do all the window coverings reasonable block out light?	Yes
MINIMUM STANDARDS: Does the window covering/s meet the minimum standards?	Yes

### Lighting

what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

### Mould and Dampness

Photo of moisture reading ON a wall	
Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	No
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	Yes

### Ventilation

Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Natural
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes

### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes

### Structural Defects: Cracking

Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes

### Warping of Floors

Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

Overall room Pass/Fail + Additional Notes	
"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	Yes



# Bedroom

## Property Details

Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	

## External Door and Deadlock/Deadlatch

Is there an External Door Present	No
-----------------------------------	----

## Window

Are there windows in room?	Yes
How many windows are there that are designed to open and close?	1
Are any of the windows in this room designed to open and close?	Yes
Can all the openable windows in the room be set to open and closed position?	Yes

Photo of every openable window with latch visible/missing



Do all the openable windows in this room have functioning latch or lock?

Yes

MINIMUM STANDARDS: Do the windows meet the minimum standards?

Yes

### Window Coverings

Is there a window in the room?

Yes

Take a photo of the window area



Do all the windows have window coverings?

Yes

Do all the window coverings reasonable block out light?

Yes


MINIMUM STANDARDS: Does the window covering/s meet the minimum standards?

Yes

### Lighting

what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

### Mould and Dampness

Photo of moisture reading ON a wall	
Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	No
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	Yes

### Ventilation

Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Natural
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes

### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
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MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes
--	-----

### Structural Defects: Cracking

Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes

### Warping of Floors


Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

### Overall room Pass/Fail + Additional Notes

"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	Yes
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# Bedroom

## Property Details


Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	

## External Door and Deadlock/Deadlatch


Is there an External Door Present	No
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## Window

Are there windows in room?	Yes
How many windows are there that are designed to open and close?	1
Are any of the windows in this room designed to open and close?	Yes
Can all the openable windows in the room be set to open and closed position?	Yes

Photo of every openable window with latch visible/missing	
Do all the openable windows in this room have functioning latch or lock?	Yes
MINIMUM STANDARDS: Do the windows meet the minimum standards?	Yes


### Window Coverings

Is there a window in the room?	Yes
Take a photo of the window area	
Do all the windows have window coverings?	Yes
Do all the window coverings reasonable block out light?	Yes
MINIMUM STANDARDS: Does the window covering/s meet the minimum standards?	Yes

### Lighting

what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

### Mould and Dampness

Photo of moisture reading ON a wall	
Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	No
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	Yes

### Ventilation

Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Natural
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes

### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
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MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes
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### Structural Defects: Cracking

Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes

### Warping of Floors

Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

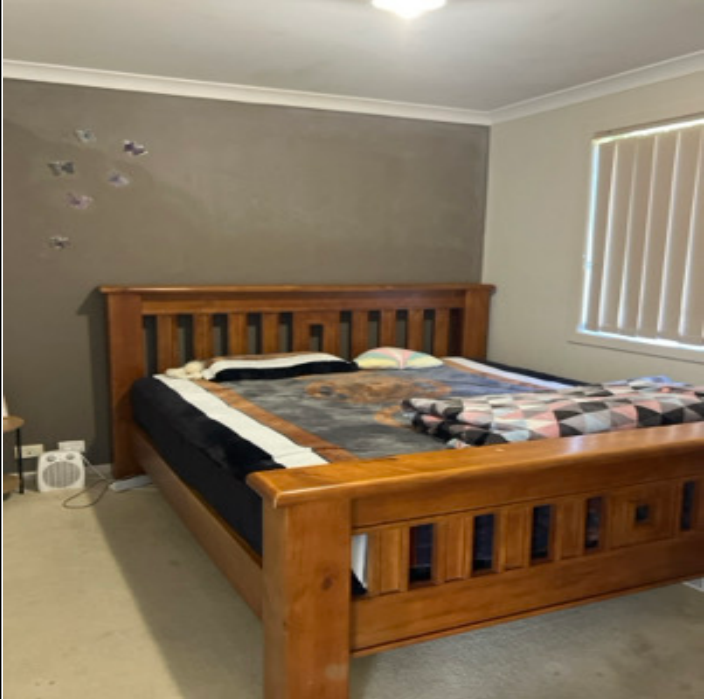
### Overall room Pass/Fail + Additional Notes

"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	Yes
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# Bedroom

## Property Details


Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	

## External Door and Deadlock/Deadlatch


Is there an External Door Present	No
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## Window

Are there windows in room?	Yes
How many windows are there that are designed to open and close?	1
Are any of the windows in this room designed to open and close?	Yes
Can all the openable windows in the room be set to open and closed position?	Yes

Photo of every openable window with latch visible/missing	
Do all the openable windows in this room have functioning latch or lock?	Yes
MINIMUM STANDARDS: Do the windows meet the minimum standards?	Yes

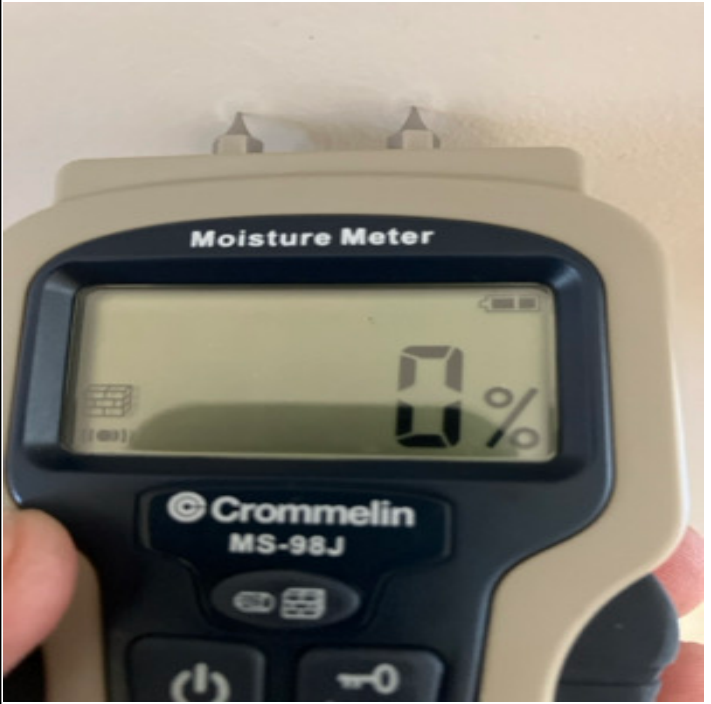
### Window Coverings

Is there a window in the room?	Yes
Take a photo of the window area	
Do all the windows have window coverings?	Yes
Do all the window coverings reasonable block out light?	Yes
MINIMUM STANDARDS: Does the window covering/s meet the minimum standards?	Yes

### Lighting

what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

### Mould and Dampness

Photo of moisture reading ON a wall	
Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	No
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	Yes

### Ventilation

Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Natural
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes

### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
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MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes
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### Structural Defects: Cracking

Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes

### Warping of Floors

Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

### Overall room Pass/Fail + Additional Notes

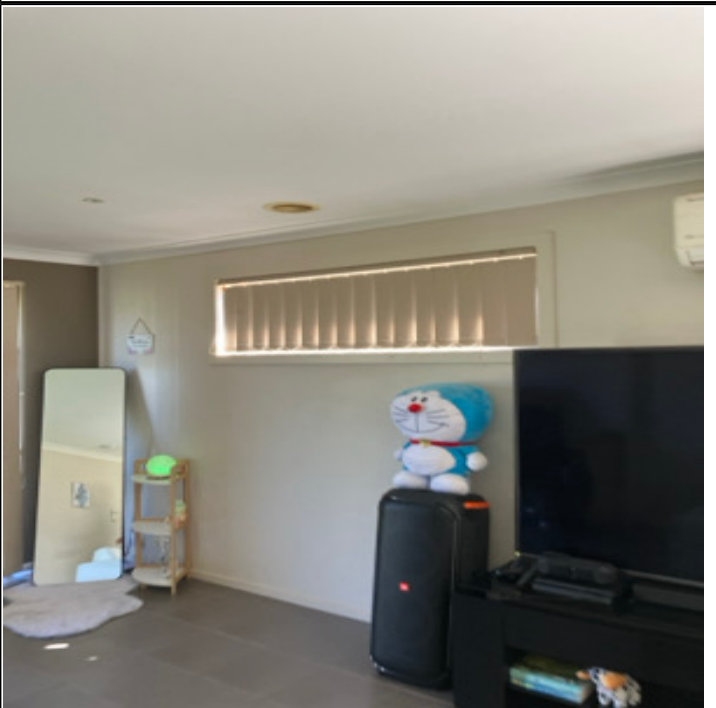
"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	Yes
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# Living Room

## Property Details


Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	

## Window Coverings

Is there a window in the room?	Yes
Take a photo of the window area	
Do all the windows have window coverings?	Yes
Do all the window coverings reasonable block out light?	Yes

MINIMUM STANDARDS: Does the window covering/s meet the minimum standards?	Yes
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Living Room Heating	
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Is there a fixed heater in the Main Living area?	Yes
Photo of the heating unit in the Main Living area	
What type of heating device is present in the Main Living area?	Split system
The make and model of the heating unit	Fujitsu
Is the heater plugged in?	Yes
I confirm I have turned the heater on.	Yes
Is the heater in the Main Living area turning on and in good working order?	Yes
Is the heater control accessible?	Yes
Visible Energy Rating	No
"MINIMUM STANDARDS: Does the Main Living area heating meet the minimum standards? SubNote: There must be a fixed heater in the Main Living area to meet minimum standards "	Yes

External Door and Deadlock/Deadlatch	
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Is there an External Door Present	Yes
Is this a PUBLIC LOBBY door that opens to common property?	No
Photo of external door (from outside and inside)	






	
Does the external door have a deadlock/deadlatch function?	No
Is a deadlock/deadlatch able to be installed on this door?	Yes
Does the external door meet minimum standards? SubNote: All external entry doors must have a deadlock/deadlatch feature. Exceptions: The door is a public lobby door to common property; The door has a heritage restriction	No
Please Comment on External Door	No lock and no sliding door guide and second door handle is faulty can't be opened or closed



Fail Comment:	There is no locking feature at all on this external door and there is no additional security barrier for example: a locked door to an apartment building or a locked gate.
---------------	--

Window	
Are there windows in room?	No

Lighting	
what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

Mould and Dampness	
Photo of moisture reading ON a wall	
Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	No
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	Yes

Ventilation	
Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Natural

MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes
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### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes

### Structural Defects: Cracking

Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes

### Warping of Floors

Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

### Overall room Pass/Fail + Additional Notes

"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	No
Mandatory Additional comments on the area for the owner on why it failed or was unable to determine	Doors are defective

# Kitchen


## Property Details

Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	


## Food Preparation Area

Is there a Dedicated Food Prep Area?	Yes
Photo of Dedicated Food Prep Area	
Does the Food Prep Area meet Minimum Standards	Yes


## Oven

Is there an oven in the kitchen?	Yes
Photo of Oven	
Is the Oven in Working Order	Yes
Does the Oven meet Minimum Standards?	Yes

## Stovetop

Is there a Stovetop	Yes
Photo of Stovetop	
Is the cooktop Gas or Electric	Gas
Are there at least 2 burners on the cooktop	Yes
Are there 2 or more burners in good working condition?	Yes
Does the cooktop meet minimum standards?	Yes

## Sink

Is there a sink in the kitchen	Yes
Photo of sink	
Is the sink in working order?	Yes
Does the sink meet minimum standards?	Yes

## Water

Is there an adequate supply/flow of cold water	Yes
Is there an adequate supply/flow of hot water	Yes
How many seconds for the water to run hot	6
Are there any issues with the hot water supply/flow?	No
Does the cold water supply/flow meet minimum standards?	Yes
Does the hot water supply/flow meet minimum standards?	Yes

## External Door and Deadlock/Deadlatch

Is there an External Door Present	No
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## Window


Are there windows in room?	No
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## Lighting

what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes

"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes
--	-----

### Mould and Dampness

Photo of moisture reading ON a wall	
Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	No
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	Yes

### Ventilation

Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Natural
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes

### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes

### Structural Defects: Cracking

Is there any cracking at all in the room for the rental provider's records.	No
---	----

"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes
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<b>Warping of Floors</b>
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Is there any warping or movement of floors in the property?	No
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MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes
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<b>Overall room Pass/Fail + Additional Notes</b>
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"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	Yes
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# Laundry

## Property Details

Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	

## Water

Is there an adequate supply/flow of cold water	Yes
Is there an adequate supply/flow of hot water	Yes
How many seconds for the water to run hot	6
Are there any issues with the hot water supply/flow?	No
Does the cold water supply/flow meet minimum standards?	Yes
Does the hot water supply/flow meet minimum standards?	Yes

## External Door and Deadlock/Deadlatch

Is there an External Door Present	Yes
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Photo of external door (from outside and inside)




Does the external door have a deadlock/deadlatch function?

Yes

"3X CLOSE UP Photo evidence of deadlock/deadlatch (from the outside, Inside and in an operated position or with pin visible)"




	
Is the deadlock/deadlatch feature on the external door functioning?	Yes
Does the external door meet minimum standards? SubNote: All external entry doors must have a deadlock/deadlatch feature. Exceptions: The door is a public lobby door to common property; The door has a heritage restriction	Yes

Window	
Are there windows in room?	No

Lighting	
what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

Mould and Dampness
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Photo of moisture reading ON a wall	
Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	No
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	Yes

### Ventilation

Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Natural
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes

### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes

### Structural Defects: Cracking


Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes

### Warping of Floors

Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

Overall room Pass/Fail + Additional Notes	
"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	Yes

# Bathroom Facilities

Property Details	
Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	

Water	
Is there an adequate supply/flow of cold water	Yes
Is there an adequate supply/flow of hot water	Yes
How many seconds for the water to run hot	6
Are there any issues with the hot water supply/flow?	No
Does the cold water supply/flow meet minimum standards?	Yes
Does the hot water supply/flow meet minimum standards?	Yes

Shower / Bath	
Is there a shower in the bathroom	Yes



Photo of shower in the bathroom



Is there a bath in the bathroom?

Yes

Photo of bath in the bathroom



**Shower Head Energy Rating**

Is the energy rating of the shower head visible?

No

**Washbasin**

Is there a washbasin in the bathroom?

Yes

Photo of washbasin in the bathroom ?



Additional Comment on washbasin if any

Mould on caulking to vanity splash back

### Toilet Photo

Is there a toilet in the room?

Yes

photo toilet



### location of the Toilet

"Approved location of the Toilet SubNote: 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."

Yes



Is there a window that opens in the toilet room? (if no, remember that this room needs mechanical ventiation)	Yes
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Toilet Functionality	
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Is the Toilet in good working order?	Yes
Is the Toilet connected to sewerage or waste treatment system?	Yes
MINIMUM STANDARDS: Does the toilet meet minimum standards?	Yes

External Door and Deadlock/Deadlatch	
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Is there an External Door Present	No
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Window	
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Are there windows in room?	Yes
How many windows are there that are designed to open and close?	1
Are any of the windows in this room designed to open and close?	Yes
Can all the openable windows in the room be set to open and closed position?	Yes
Photo of every openable window with latch visible/missing	
Do all the openable windows in this room have functioning latch or lock?	Yes
MINIMUM STANDARDS: Do the windows meet the minimum standards?	Yes

Lighting	
----------	--

what type of lighting is present	Natural
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does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

### Mould and Dampness


Photo of moisture reading ON a wall



Moisture reading meter (Dry or Wet?)	0
Is there any mould present?	Yes
Please select where mould is present	Wall

Please take a photo of the full mould area



Please take a close up photo of the mould	
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	No
If no or unable to determine please make a comment for the owner	Mould to caulking and grout

### Mould and Dampness Fail/Pass Comment

Fail Comment:	Mould present that is caused by/related to the building structure is present. Remediation of this mould will prevent future issues as mould is a living organism and will continue to grow and spread. Recommendation of a specialist attend to remediate correctly and ensure all spores are removed.;Mould in/on silicone.;Mould in/on grout.
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### Ventilation

Does the room have means of ventilation with outdoor air to maintain adequate air supply?	No
Is there borrowed ventilation?	Yes
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	No
If no or unable to determine please make a comment for the owner	Exhaust fan not working

### Ventilation Fail/Pass Comment

Fail Comment:	Exhaust fan does not work when one exists in this area.
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### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes

### Structural Defects: Cracking

Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes


### Warping of Floors

Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

### Overall room Pass/Fail + Additional Notes

"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	No
Mandatory Additional comments on the area for the owner on why it failed or was unable to determine	Mould and fan not working

# Bathroom Facilities

Property Details	
Property	25 Tetrabine Way Lyndhurst Vic 3975
Photo of Room	

Water	
Is there an adequate supply/flow of cold water	Yes
Is there an adequate supply/flow of hot water	Yes
How many seconds for the water to run hot	6
Are there any issues with the hot water supply/flow?	No
Does the cold water supply/flow meet minimum standards?	Yes
Does the hot water supply/flow meet minimum standards?	Yes

Shower / Bath	
Is there a shower in the bathroom	Yes

Photo of shower in the bathroom



Is there a bath in the bathroom?

No

### Shower Head Energy Rating

Is the energy rating of the shower head visible?

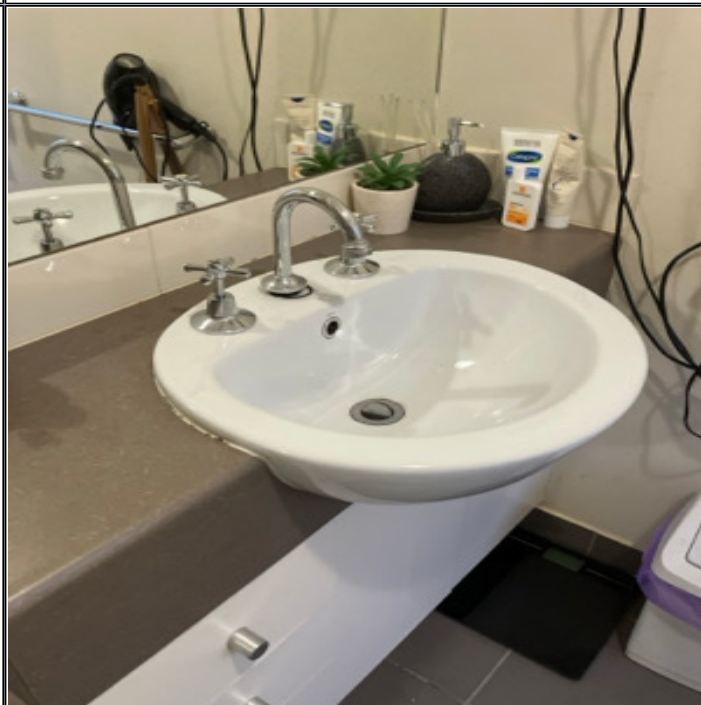
No

### Washbasin

Is there a washbasin in the bathroom?

Yes

Photo of washbasin in the bathroom ?



### Toilet Photo

Is there a toilet in the room?

Yes

photo toilet



### location of the Toilet

"Approved location of the Toilet SubNote: 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."

Yes

Is there a window that opens in the toilet room? (if no, remember that this room needs mechanical ventiation)

Yes

### Toilet Functionality

Is the Toilet in good working order?

Yes

Is the Toilet connected to sewerage or waste treatment system?

Yes

MINIMUM STANDARDS: Does the toilet meet minimum standards?

Yes

### External Door and Deadlock/Deadlatch

Is there an External Door Present

No

### Window

Are there windows in room?

Yes

How many windows are there that are designed to open and close?

1


Are any of the windows in this room designed to open and close?

Yes

Can all the openable windows in the room be set to open and closed position?

Yes



Photo of every openable window with latch visible/missing	
Do all the openable windows in this room have functioning latch or lock?	Yes
MINIMUM STANDARDS: Do the windows meet the minimum standards?	Yes

### Lighting

what type of lighting is present	Natural
does room have adequate lighting during daylight hours - This can be through using natural and/or artificial light	Yes
does room have adequate lighting during nighttime hours	Yes
"MINIMUM STANDARDS: Does the lighting meet the minimum standards?"	Yes

### Mould and Dampness

Photo of moisture reading ON a wall



Moisture reading meter (Dry or Wet?)

0

Is there any mould present?


Yes

Please select where mould is present

Wall

Please take a photo of the full mould area



Please take a close up photo of the mould	
Is there any water staining or dampness present?	No
"MINIMUM STANDARDS: Does the mould and dampness meet the minimum standards? SubNote: Any sign of mould is a fail. Water staining and dampness on a case by case basis."	No
If no or unable to determine please make a comment for the owner	Mould to grout and caulking

### Mould and Dampness Fail/Pass Comment

Fail Comment:	Mould present that is caused by/related to the building structure is present. Remediation of this mould will prevent future issues as mould is a living organism and will continue to grow and spread. Recommendation of a specialist attend to remediate correctly and ensure all spores are removed.;Mould in/on silicone.;Mould in/on grout.
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### Ventilation

Does the room have means of ventilation with outdoor air to maintain adequate air supply?	Yes
Type of ventilation in the room	Mechanical
MINIMUM STANDARDS: Does the area ventilation meet the minimum standards?	Yes

### Structural Defects: Bowing and Leaning

Is there any severe bowing or leaning of walls in the property?	No
MINIMUM STANDARDS: Does the room meet bowing and leaning for minimum standards	Yes

### Structural Defects: Cracking

Is there any cracking at all in the room for the rental provider's records.	No
"MINIMUM STANDARDS: Does the area cracking meet the minimum standards?"	Yes

### Warping of Floors

Is there any warping or movement of floors in the property?	No
MINIMUM STANDARDS: Does the room meet warping or movement for minimum standards	Yes

### Overall room Pass/Fail + Additional Notes

"ROOM OVERALL: Does the area OVERALL meet the minimum standards?" (Consider if any fails in the room)	No
Mandatory Additional comments on the area for the owner on why it failed or was unable to determine	Mould to grout and caulking

#### For more information on the Minimum Standards please see:

<b>Consumer Affairs</b>	<a href="https://www.consumer.vic.gov.au/housing/renting/repairs-alterations-safety-and-pets/minimum-standards/minimum-standards-for-rental-properties">https://www.consumer.vic.gov.au/housing/renting/repairs-alterations-safety-and-pets/minimum-standards/minimum-standards-for-rental-properties</a>
<b>Victorian Legislation</b>	<a href="https://www.legislation.vic.gov.au/">https://www.legislation.vic.gov.au/</a> Search: Residential Tenancies Act 97 Residential Tenancies Amendment Act 2018 Residential Tenancies Regulations 2021
<b>Victorian Building Authority</b>	<a href="https://www.vba.vic.gov.au/consumers/residential-tenancies-regulations-2021">https://www.vba.vic.gov.au/consumers/residential-tenancies-regulations-2021</a>

Please note that all actions in the audit are recommendations only. The auditor is not a specialist in all areas and thus the advice of the appropriate professional must be sought to determine appropriate rectification. This report may be used as a tool to assist in providing the specialist with detailed information about the property at the time of inspection.