

LEGISLATIVE AUDIT

Property Compliance Victoria



www.propertycompliancevictoria.com.au

info@propertycompliancevictoria.com.au

Property Tenant's Name

Katrina Bender

Audit No. #

13417

Compliance Auditor

Craig Richardson

Inspection Address

6/63 Pickett Street, RESERVOIR VIC 3073

Managing Agent

Love & Co Reservoir

Audit Date

7/3/2024

MINIMUM STANDARDS HIGH ORDER SUMMARY

On the Inspection Date at the Inspection Address

ELECTRICAL SAFETY

ELECTRICAL SAFETY			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Lighting and Power Circuit Breaker	✓		An electrician is required to fully inspect and assess the wiring and compliance of the switchboard in relation to minimum standard power and lighting circuits. This service to be undertaken during the safety inspections and used to provide evidence of compliance with switchboard requirements as per the minimum standards section: Electrical Safety.
	To be determined in a safety check by an Electrician		
Lighting and Power Residual Current Device	✓		
	To be determined in a safety check by an Electrician		

EXTERNAL ENTRY DOOR

	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
			<p>If meets standards – ACTIONS Recommended:</p> <ul style="list-style-type: none"> No further action recommended <p>If does not meet standards – ACTIONS Recommended:</p> <ul style="list-style-type: none"> Present but not working: a locksmith will need to be engaged to service/repair the non functioning deadlock Not Present: Installation required by a locksmith- all external entry doors that are not a screen door are required to have a functioning single action deadlock. <p>NOTE: unless—</p> <p>(a) the rented premises is a registered place; and</p> <p>(b) 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</p>

			Heritage Act 2017. <i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i>
Front Door	✓		As per above
Laundry	✓		As per above

WINDOW AND LATCHES			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
			<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> No further action recommended <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> Present but not working: a locksmith will need to be engaged to service/repair the non functioning window locks/latches Not Present: Installation required by a locksmith- All external windows in the rented premises which are capable of opening must—be able to be set in a closed or open position; and have functioning latches to secure against external entry. <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>
Main Living Area	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Dining Room	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Kitchen	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Main/Central Bathroom	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Main Toilet	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Laundry	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to</p>

			assist with quoting/allocating the appropriate trades if required.
Main Bedroom	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Bedroom 2	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

WINDOW COVERINGS			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
			<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> No further action recommended <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> A blind service person will need to be engaged to provide adequate window coverings to meet new legislative requirements. On and from 29 March 2022, 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 to— <ul style="list-style-type: none"> reasonably block light; and provide reasonable privacy. <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Main Living Area	Not applicable		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Main Bedroom	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Bedroom 2	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

LIGHTING			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
			<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> No further action recommended

			<p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • An electrician will need to be engaged to facilitate the installation of adequate lighting into the habitable rooms that require additional illumination as natural and artificial light is required. • Corridors and hallways may have artificial or natural. <p>PCV NOTE: habitable rooms - meaning a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes.</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Front Entrance Lighting	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Main Living Area	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Dining Room	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Kitchen	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Main/Central Bathroom	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Main Toilet	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Laundry	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>

Main Bedroom	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Bedroom 2	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

MOULD AND DAMPNESS			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
			<p>No indication of mould – ACTIONS Recommended:</p> <ul style="list-style-type: none"> No further action recommended <p>If does not meet standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> With the confirmation of these high alert indicators presented in the property, it is our recommendation that the property be assessed by a mould specialist to ensure it meets the minimum standard as dictated by the Victorian Government providing a safe home free from mould caused by the building structure for the renters. If this property presented surface mould we recommend it be remediated and the renters be instructed as to the ways in which surface mould can be created through their living conditions. A visual water mark/stain could suggest evidence of active water leak/previously rectified water leak. <ul style="list-style-type: none"> If unknown, we recommend water leak detection be undertaken and leak rectified to avoid further damage. If a previously rectified leak, we would recommend cosmetic/aesthetic works be commissioned. <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Front Entrance	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Main Living Area	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Dining Room	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

			required.
Kitchen	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Main/Central Bathroom	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Main Toilet	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Laundry	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

Main Bedroom	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Bedroom 2	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Front Deck/Verandah	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

VENTILATION			
	Meets Minimum Standards	Does Not Meet Minimum Standards	<p>Action</p> <p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> No further action recommended <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <p>There is a requirement for each room in the property to have access to adequate ventilation. A tradesperson will need to be engaged to repair the supply of air in the home dependent upon description in the audit.</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>

Main Living Area	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Dining Room	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required
Kitchen	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Main/Central Bathroom	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Main Toilet	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Laundry	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Main Bedroom	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Bedroom 2	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

HEATING			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Main Living Area	✓		<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • No further action recommended <p><i>NOTE: If a new unit is to be installed in the future to replace the current one, it must meet the Energy Rating requirements stipulated in the legislation.</i></p>

			<p><i>If does not meet standard – ACTIONS Recommended:</i></p> <p><i>On and from 29 March 2021 until 28 March 2023</i></p> <ul style="list-style-type: none"> • <i>Installation in relation to heating in a Class 1 building, an energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises.</i> • <i>Installation in relation to heating in a Class 2 building a fixed heater in good working order is to be installed in the main living area of the rented premises.</i> <p>energy efficient fixed heater means—</p> <ul style="list-style-type: none"> (a) a non-ducted air conditioner or heat pump with a 2 star or above heating rating in the prescribed energy rating system for non-ducted air conditioners or heat pumps; or (b) a gas space heater with a 2 star or above heating rating in the prescribed energy rating system for gas space heaters; or (c) a ducted heating or hydronic heating system which has an outlet in the main living area of the rented premises; or (d) a domestic solid fuel burning appliance; <p>fixed heater means a heater that is not (RTR 2021)</p> <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>
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COLD WATER SUPPLY			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
			<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • <i>No further action recommended</i> <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • <i>Kitchen, bathroom, laundry are to be connected to a reasonable supply of hot and cold water that contains a washbasin and a shower or bath;</i> • <i>If there is a problem with the water supply this must be attended to by a plumber.</i> <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>
Kitchen	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Main/Central Bathroom	✓		<p>As per above</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if</p>

			required.
Laundry	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

HOT WATER SUPPLY			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
			<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> No further action recommended <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> Kitchen, bathroom, laundry are to be connected to a reasonable supply of hot and cold water that contains a washbasin and a shower or bath; If there is a problem with the water supply this must be attended to by a plumber. <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Kitchen	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Main/Central Bathroom	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.
Laundry	✓		As per above Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.

KITCHEN FACILITIES			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Food Preparation Area	✓		<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> No further action recommended <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> A carpenter/tradesperson must be engaged to provide

			<p>space for food preparation and cooking</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Oven	✓		<p>If meets standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> No further action recommended <p>If does not meet standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> An electrician/oven repair serviceperson will need to be engaged to assess the repair of the oven or quote for a replacement. NOTE: Oven is not a requirement but if there is one, it must be in good working order. <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Stovetop	✓		<p>If meets standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> No further action recommended <p>If does not meet standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> An tradesperson/ repair serviceperson will need to be engaged to repair the stovetop or quote for a replacement/installation. <p>NOTE: a stovetop is to be provided in the property with 2 or more working burners.</p> <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>

MAIN/CENTRAL BATHROOM			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Washbasin	✓		<p>If meets standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> No further action recommended <p>If does not meet standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> If NO washbasin, one must be installed. <p>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</p>
Shower	✓		<p>If meets standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> No further action recommended <p>If does not meet standard – ACTIONS Recommended:</p> <ul style="list-style-type: none"> A shower is to be provided. A plumber will need to be engaged.

			<p><i>NOTE: If the shower head is replaced in future it must meet rating standards (3 star – view details in RTR2021)</i></p> <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>
Bath		No bath	<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> <i>No further action recommended</i> <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> <i>A bath is only required to be provided if there is no shower. The property must contain a shower or a bath.</i> <p><i>If no shower or bath the RRP should engage a plumber to install one or the other.</i></p> <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>
Main or Central Bathroom Facilities	✓		<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> <i>No further action recommended</i> <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> <i>Refer to above actions recommended for Main/Central Bathroom</i> <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required</i></p>

MAIN TOILET			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Main Toilet Location	✓		<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> <i>No further action recommended</i> <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> <i>If non-compliant location – a plumber will need to be engaged to provide a toilet that is in working order in the house or outhouse.</i> <i>If toilet is in an outhouse which is not properly enclosed and this is the only toilet on the property, a handyman/carpenter will need to be engaged to repair the toilet structure.</i> <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>

Main Toilet	✓		<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • No further action recommended <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • A plumber will need to be engaged to fix the toilet as per the issues presented in the audit. • An electrician will need to be engaged to amend the ventilation issue if the exhaust fan requires work/installation. • A handyman will need to be engaged if there is an issue with natural ventilation to the space such as fixing a window to the room. <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>
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VERMIN PROOF BINS			
	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Waste Bin	✓		<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • No further action recommended <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <p><i>If there are no bins provided or if the bins are severely broken or damaged a new council or council style bin will be required to be ordered. – You can contact your local council for this requirement.</i></p> <p><i>NOTE: the bins must be vermin proof, thus the bin must be in good condition to contain waste and re-vent vermin infiltration.</i></p> <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>
Recycle Bin	✓		<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • No further action recommended <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <p><i>If there are no bins provided or if the bins are severely broken or damaged a new council or council style bin will be required to be ordered. – You can contact your local council for this requirement.</i></p> <p><i>NOTE: the bins must be vermin proof, thus the bin must be in good condition to contain waste and re-vent vermin infiltration.</i></p> <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>

STRUCTURAL SOUNDNESS

	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Structural Soundness	✓		<p><i>If meets standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • No further action recommended <p><i>NOTE: The property will need to be monitored over the course of the time it is rented and any indicators of structural soundness noncompliance or red flags must be reported as a matter of urgency and the property assessed by a structural engineer to ensure it meets the minimum standard as dictated by the Victorian Government.</i></p> <p><i>If does not meet standard – ACTIONS Recommended:</i></p> <ul style="list-style-type: none"> • With the confirmation of these high alert indicators/major structural defects presented in the property, it is our recommendation that the property be assessed by a structural engineer specialist to ensure it meets the minimum standard as dictated by the Victorian Government providing a safe home for the renters or provide guidelines for rectification. <p><i>Please refer to audit for more detailed information to assist with quoting/allocating the appropriate trades if required.</i></p>

OVERALL

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.

	Meets Minimum Standards	Does Not Meet Minimum Standards	Action
Front Entrance	✓		No additional concerns were raised in the audit.
Main Living Area	✓		No additional concerns were raised in the audit.
Dining Room	✓		No additional concerns were raised in the audit.
Kitchen	✓		No additional concerns were raised in the audit.
Main/Central Bathroom	✓		No additional concerns were raised in the audit.
Main Toilet	✓		No additional concerns were raised in the audit.

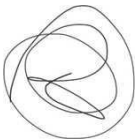
Laundry	✓		No additional concerns were raised in the audit.
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Main Bedroom	✓		No additional concerns were raised in the audit.
Bedroom 2	✓		No additional concerns were raised in the audit.
Front Deck/Verandah	✓		No additional concerns were raised in the audit.
Heating	✓		No additional concerns were raised in the audit.
Structural Soundness	✓		No additional concerns were raised in the audit.

LIMITATIONS DURING INSPECTION	
What limitations were there during the inspection if any	Furniture

MINIMUM STANDARDS CERTIFICATE	
Is a Certificate to be issued	Yes, Certificate to be issued as the property met the minimum standards at the time on inspection.

I the undersigned have inspected the property to the best of my ability.



DESCRIPTION OF PROPERTY

Property address

6/63 Pickett Street, RESERVOIR VIC 3073

Building Class:

This property is within the Class 1 category

Class 1 (VBA) Domestic or residential buildings – single, standalone single houses and horizontally attached houses, such as terrace houses, row houses or townhouses.

Includes two sub classifications:

- Class 1a – a single dwelling or one of a group of attached dwellings, e.g. a terrace house
- Class 1b – a boarding house, guest house or hostel with a floor area less than 300 m²

Class 2 (VBA) Apartment buildings – typically multi-unit residential buildings where people live above and below each other. May also include single story attached dwellings with a common space below, such as a carpark

ELECTRICAL SAFETY

Switchboard

Location of Switchboard

Switchboard is located on an internal wall.

Photo of Switchboard



Lighting and Power Circuit Breaker

Is it apparent that there is a circuit breaker connected to all lighting and power circuits?

Yes, there appears to be a circuit breaker connected to lighting and power circuits.

Photo of lighting circuit breaker



Photo of power circuit breaker



Lighting and Power Residual Current Device

Is it apparent that there is a residual current device connected to all lighting and power circuits?

Yes, there appears to be a residual current device connected to all lighting and power circuits.

Photo of lighting residual current device



Photo of power circuit residual current device



Additional Actions Required

Electrical Safety Standards

An electrician is required to fully inspect and assess the wiring and compliance of the switchboard in relation to minimum standard power and lighting circuits. This service to be undertaken during the safety inspections and used to provide evidence of compliance with switchboard requirements as per the minimum standards section: *Electrical Safety*.

FRONT ENTRANCE

Front Entrance

Photo of front entrance



Lock/s

Photo of the front door



Does the front door have a deadlock?

Yes there is a deadlock on the front door

Photo evidence of deadlock



Can the front door be unlocked from the INSIDE with or without a key?

Yes, the front door can be locked and unlocked from the inside.

Photo evidence of the front door inside locking device



Front Door Lock/s Functionality

Is the deadlock on the front door functioning?

Yes, the deadlock on the front door is functioning.

Is the outside locking device on the front door functioning?

Yes, the outside locking device on the front door is functioning.

Does the front door meet minimum standards?

Yes, the front door meets the minimum standards.

Front Entrance Lighting

What type of lighting is present in the front entrance?

Artificial and Natural Lighting

Does the front entrance have adequate light during the daylight hours?

Yes

Does the front entrance have adequate light during the non-daylight hours?

Yes

Does the front entrance lighting meet the minimum standards?

Yes, the Front Entrance lighting meets the minimum standards.

Front Entrance Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in the Entrance?

No, there are no visual sign of mould on any of the walls/floor/ceiling in the Entrance

Is there any visual sign of water staining of the walls in the Entrance?

No, there are no visual sign of water staining of the walls in the Entrance

Is there any visual sign of water staining of the floors in the Entrance?

No, there are no visual signs of water staining of the floors in the Entrance

Is there any visual sign of water staining of the ceiling in the Entrance?

No, there are no visual signs of water staining of the ceiling in the Entrance

Is there any visual sign of bubbling of paint on the walls in the Entrance?

No, there are no visual signs of bubbling of paint on the walls in the Entrance

Is there any visual sign of bubbling of paint on the floors in the Entrance?

No, there are no visual sign of bubbling of paint on the floors in the Entrance

Is there any visual sign of swelling of timber frames on doors or windows in the Entrance?

No, there are no visual signs of swelling of timber frames on doors or windows in the Entrance

Moisture meter reading for Entrance

1.1 dry

Photo of moisture meter reading for Entrance



Does the front entrance mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in the Front Entrance

Front Entrance Additional Notes

Does the front entrance meet the minimum standards?

Yes, the front entrance meets the minimum standards

MAIN LIVING AREA

Photo of Main Living Area



Main Living Area External Entry Door

Does the Main Living Area have an external door?

No

Does the Main Living Area external door meet minimum standards?

Not applicable

Main Living Area Window/s and Latch/es

Window

Are there any windows in the Main Living room?

No

Does the Main Living Area window/s meet the minimum standards?

Yes, the Main Living Area window/s meet the minimum standards.

Main Living Area Window Covering/s

Does the Main Living Area window covering/s meet the minimum standards?

Not applicable

Main Living Area Lighting

What type of lighting is present in the Main Living Area?

Artificial and Natural Lighting

Does the Main Living Area have adequate light during the daylight hours?	Yes
Does the Main Living Area have adequate light during the non-daylight hours?	Yes

Does the Main Living Area lighting meet the minimum standards?

Yes, the Main Living Area lighting meets the minimum standards.

Main Living Area Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in the Main Living Area?

No, there are no visual sign of mould on any of the walls/floor/ceiling in the Main Living Area.

Is there any visual sign of water staining of the walls in the Main Living Area?

No, there are no visual sign of water staining of the walls in the Main Living Area.

Is there any visual sign of water staining of the floors in the Main Living Area?

No, there are no visual signs of water staining of the floors in the Main Living Area.

Is there any visual sign of water staining of the ceiling in the Main Living Area?

No, there are no visual signs of water staining of the ceiling in the Main Living Area.

Is there any visual sign of bubbling of paint on the walls in the Main Living Area?

No, there are no visual signs of bubbling of paint on the walls in the Main Living Area.

Is there any visual sign of bubbling of paint on the floors in the Main Living Area?

No, there are no visuals sign of bubbling of paint on the floors in the Main Living Area.

Is there any visual sign of swelling of timber frames on doors or windows in the Main Living Area?

No, there are no visual signs of swelling of timber frames on doors or windows in the Main Living Area.

Moisture meter reading for Main Living Area

2.9 dry

Photo of moisture meter reading for Main Living Area



Does the Main Living Area mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in the Main Living Area.

Main Living Area Ventilation

Does the Main Living Area have means of ventilation with outdoor air to maintain adequate air supply?

Yes, the Main Living Area is not a sanitary compartment and contains natural ventilation through a window, opening door or other device from an adjoining room (including an enclosed verandah).

Does the Main Living Area ventilation meet the minimum standards?

Yes, the Main Living Area ventilation meets the minimum standards.

Main Living Area Additional Notes

Does the Main Living Area meet the minimum standards?

Yes, the Main Living Area meets the minimum standards

DINING ROOM

Photo of Dining Room



Dining Room External Entry Door

Does the Dining Room have an external door?

No

Does the Dining Room external door meet minimum standards?

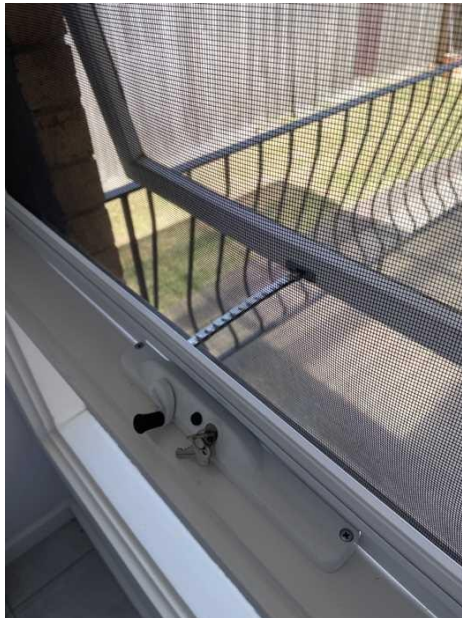
Not applicable

Dining Room Window/s and Latch/es

Window 1 -latch and functionality

Can window 1 in the dining room be set to an open or closed position?	Yes
Does window 1 in the dining room have a functioning latch or lock?	Yes

Photo of window 1 in the Dining Room with latch visible



Does the Dining Room window/s meet the minimum standards?

Yes, the dining room window/s meet the minimum standards.

Dining Room Window Covering/s

Does the Dining Room window covering/s meet the minimum standards?

Yes, the Dining Room window covering/s meet the minimum standards.

Dining Room Lighting

What type of lighting is present in the Dining Room?

Artificial and Natural Lighting

Does the dining room have adequate light during the daylight hours?	Yes
Does the dining room have adequate light during the non-daylight hours?	Yes

Does the Dining room lighting meet the minimum standards?

Yes, the Dining Room lighting meets the minimum standards.

Dining Room Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in the Dining Room?

No, there are no visual sign of mould on any of the walls/floor/ceiling in the Dining Room.

Is there any visual sign of water staining of the walls in the Dining Room?

No, there are no visual sign of water staining of the walls in the Dining Room.

Is there any visual sign of water staining of the floors in the Dining Room?

No, there are no visual signs of water staining of the floors in the Dining Room.

Is there any visual sign of water staining of the ceiling in the Dining Room?

No, there are no visual signs of water staining of the ceiling in the Dining Room.

Is there any visual sign of bubbling of paint on the walls in the Dining Room?

No, there are no visual signs of bubbling of paint on the walls in the Dining Room.

Is there any visual sign of bubbling of paint on the floors in the Dining Room?

No, there are no visuals sign of bubbling of paint on the floors in the Dining Room.

Is there any visual sign of swelling of timber frames on doors or windows in the Dining Room?

No, there are no visual signs of swelling of timber frames on doors or windows in the Dining Room.

Moisture meter reading for Dining Room

1.6 dry

Photo of moisture meter reading for Dining Room



Does the Dining Room mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in the Dining Room.

Dining Room Ventilation

Does the Dining Room have means of ventilation with outdoor air to maintain adequate air supply?

Yes, the Dining Room has opening external doors or windows.

Does the Dining Room ventilation meet the minimum standards?

Yes, the Dining Room ventilation meets the minimum standards.

Dining Room Additional Notes

Is Dining Room part of Main Living Area

Yes, Dining Room is part of the Main Living Area

Does the Dining Room meet the minimum standards?

Yes, the Dining Room meets the minimum standards

KITCHEN

Photo of Kitchen



Kitchen Water Supply

Is there a reasonable supply/water flow for the COLD water tap in the kitchen sink?
Yes, there is a reasonable supply of cold water in the kitchen, no further action is required.
Is there a reasonable supply or water flow for the HOT water tap in the kitchen sink?
Yes, there is a reasonable supply of hot water in the kitchen, no further action is required.
Seconds to run hot
5 seconds
Are there any severe issues with adequate hot and cold running water availability in the kitchen sink?
No, there are no severe issues with the hot and cold water availability in the kitchen
Does the kitchen COLD water supply meet minimum standards?
Yes, the Kitchen cold water supply meets the minimum standards.
Does the kitchen HOT water supply meet minimum standards?
Yes, the Kitchen hot water supply meets the minimum standards.

Kitchen Facilities

Is there a dedicated food preparation area?
Yes, there is a dedicated food preparation area.
Photo of dedicated area which is intended to be used for cooking and food preparation



Does the food preparation area meet the minimum standards?

Yes, the food preparation area meets the minimum standards.

Is there an oven?

Yes, there is an oven in the property.

Photo of oven



Is the oven in good working order?

Yes, the oven turns on and heats well.

Does the oven meet minimum standards?

Yes, the Oven meets the minimum standards.

Is there a stovetop in the kitchen?

Yes, there is a stovetop.

Photo of stovetop



Is the stovetop electric or gas?

Gas Stovetop

Are there at least 2 burners?

Yes, there are 2 or more burners

Are the 2 burners in good working order?

Yes, there are 2 burners in good working order.

Does the stovetop meet minimum standards?

Yes, the stovetop meets the minimum standards.

Kitchen Window/s and Latch/es

Windows

Are there any windows in the kitchen?

Yes

Window 1 -latch and functionality

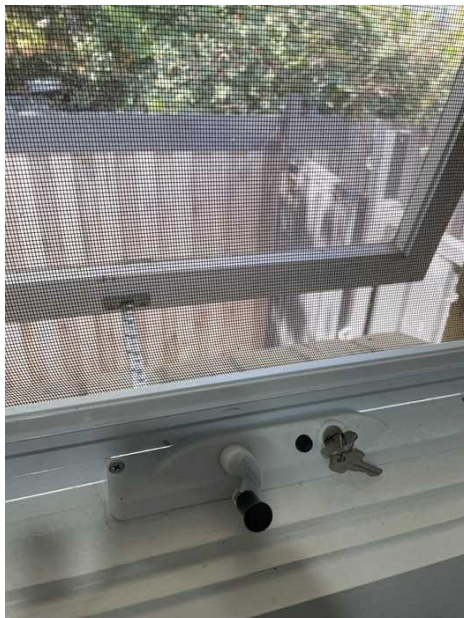
Can window 1 in the kitchen be set to an open or closed position?

Yes

Does window 1 in the kitchen have a functioning latch or lock?

Yes

Photo of window 1 in the Kitchen with latch visible



Does the Kitchen window/s meet the minimum standards?

Yes, the kitchen window/s meet the minimum standards.

Kitchen Lighting

What type of lighting is present in the Kitchen?

Artificial and Natural Lighting

Does the kitchen have adequate light during the daylight hours?	Yes
Does the kitchen have adequate light during the non-daylight hours?	Yes

Does the Kitchen lighting meet the minimum standards?

Yes, the kitchen lighting meets minimum standards.

Kitchen Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in the Kitchen?

No, there are no visual sign of mould on any of the walls/floor/ceiling in the Kitchen.

Is there any visual sign of water staining of the walls in the Kitchen?

No, there are no visual sign of water staining of the walls in the Kitchen.

Is there any visual sign of water staining of the floors in the Kitchen?

No, there are no visual signs of water staining of the floors in the Kitchen.

Is there any visual sign of water staining of the ceiling in the Kitchen?

No, there are no visual signs of water staining of the ceiling in the Kitchen.

Is there any visual sign of bubbling of paint on the walls in the Kitchen?

No, there are no visual signs of bubbling of paint on the walls in the Kitchen.

Is there any visual sign of bubbling of paint on the floors in the Kitchen?

No, there are no visual signs of bubbling of paint on the floors in the Kitchen.

Is there any visual sign of swelling of timber frames on doors or windows in the Kitchen?

No, there are no visual signs of swelling of timber frames on doors or windows in the Kitchen.

Moisture meter reading for Kitchen

1.9

Photo of moisture meter reading for Kitchen



Does the Kitchen mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in the Kitchen.

Kitchen Ventilation

Does the Kitchen have means of ventilation with outdoor air to maintain adequate air supply?

Yes, the Kitchen has opening external doors or windows.

Yes, the Kitchen has a working exhaust fan or other mechanical air handling system.

Does the Kitchen ventilation meet the minimum standards?

Yes, the Kitchen ventilation meets the minimum standards.

Kitchen Additional Notes

Does the Kitchen meet the minimum standards?

Yes, the Kitchen meets the minimum standards

MAIN/CENTRAL BATHROOM

Photo 1 of main/central bathroom



Main / Central Bathroom Facilities

Is there a reasonable supply/water flow for the COLD water tap in the main/central bathroom?

Yes, there is a reasonable supply of cold water in the main bathroom, no further action is required.

Does the Main/Central Bathroom COLD water supply meet minimum standards?

Yes, the Main/Central Bathroom cold water meets the minimum standards.

Is there a HOT water tap in the main/central bathroom?

Yes, there is a hot water tap in the main bathroom

Is there a reasonable supply/water flow for the HOT water tap in the main/central bathroom?

Yes, there is a reasonable supply of hot water in the main bathroom, no further action is required

Seconds to run hot

6 seconds

Does the Main/Central Bathroom HOT water supply meet minimum standards?

Yes, the Main/Central Bathroom hot water supply meets the minimum standards.

Severe Issues with Main/Central Bathroom Water Supply

Are there any severe issues with the adequate hot and cold running water availability in the main/central bathroom?

No, there are no severe issues with the hot and cold running water

Main / Central Bathroom Shower / Bath Requirement

Is there a shower in the main/central bathroom or on the premises that is not in an ensuite?

Yes, there is a shower present in the main/central bathroom or on the premises that is not in an ensuite.

Photo of shower in the main/central bathroom or on the premises that is not in an ensuite?



Is there a bath in the main/central bathroom or on the premises that is not in an ensuite?

No, there is no bath in the main/central bathroom or on the premises that is not in an ensuite.

Main / Central Bathroom Shower Head Energy Rating

Energy rating of shower head

The energy rating of the shower head is not visible

Main / Central Bathroom Washbasin

Is there a washbasin in the main/central bathroom or on the premises that is not in an ensuite?

Yes, there is a washbasin present in the main/central bathroom or on the premises that is not in an ensuite. This meets the standards

Photo of washbasin in the main/central bathroom or on the premises that is not in an ensuite.



Does the main/central bathroom facilities meet the minimum standards?

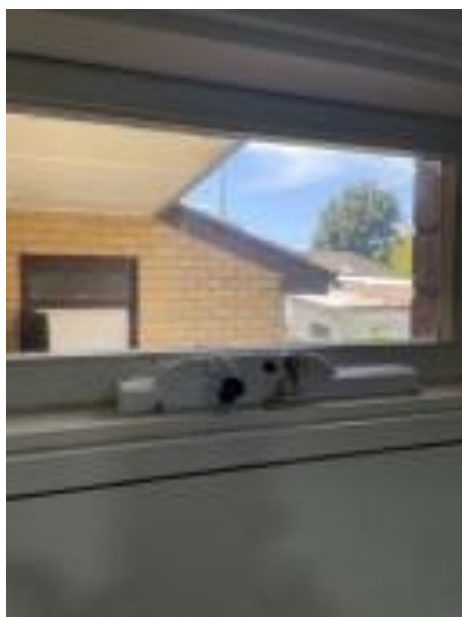
Yes, the Main/Central Bathroom meets minimum standards.

Main/Central Bathroom Window/s and Latch/es

Window 1 -latch and functionality

Can window 1 in the main/central bathroom be set to an open or closed position?	Yes
Does window 1 in the main/central bathroom have a functioning latch or lock?	Yes

Photo of window 1 in the main/central bathroom with latch visible



Window 2 -latch and functionality

Can window 2 in the main/central bathroom be set to an open or closed position?	No
Does window 2 in the main/central bathroom have a functioning latch or lock?	Not required

Does the Main/Central Bathroom window/s meet the minimum standards?

Yes, the Main/Central Bathroom window/s meet the minimum standards.

Main/Central Bathroom Lighting**What type of lighting is present in the Main/Central Bathroom?**

Artificial Lighting and Natural Lighting

Does the Main/Central Bathroom have adequate light during the daylight	Yes
--	-----

hours?	
Does the Main/Central Bathroom have adequate light during the non-daylight hours?	Yes

Does the Main/Central Bathroom lighting meet the minimum standards?

Yes, the Main/Central Bathroom lighting meets the minimum standards.

Main/Central Bathroom Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in the Main/Central Bathroom?

No, there are no visual sign of mould on any of the walls/floor/ceiling in the Main/Central Bathroom.

Is there any visual sign of water staining of the walls in the Main/Central Bathroom?

No, there are no visual signs of water staining of the walls in the Main/Central Bathroom.

Is there any visual sign of water staining of the floors in the Main/Central Bathroom?

No, there are no visual signs of water staining of the floors in the Main/Central Bathroom.

Is there any visual sign of water staining of the ceiling in the Main/Central Bathroom?

No, there are no visual signs of water staining of the ceiling in the Main/Central Bathroom.

Is there any visual sign of bubbling of paint on the walls in the Main/Central Bathroom?

No, there are no visual signs of bubbling of paint on the walls in the Main/Central Bathroom.

Is there any visual sign of bubbling of paint on the floors in the Main/Central Bathroom?

No, there are no visuals sign of bubbling of paint on the floors in the Main/Central Bathroom .

Is there any visual sign of swelling of timber frames on doors or windows in Main/Central Bathroom?

No, there are no visual signs of swelling of timber frames on doors or windows in the Main/Central Bathroom.

Moisture meter reading for Main/Central Bathroom

5.7 dry

Photo of moisture meter reading for Main/Central Bathroom



Does the Main/Central Bathroom mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in the Main/Central Bathroom.

Main/Central Bathroom Ventilation

Does the Main/Central Bathroom have means of ventilation with outdoor air to maintain adequate air supply?

Yes, the Main/Central Bathroom has opening external doors or windows.

Yes, the Main/Central Bathroom has a working exhaust fan or other mechanical air handling system.

Does the Main/Central Bathroom ventilation meet the minimum standards?

Yes, the Main/Central Bathroom ventilation meets the minimum standards.

Main/Central Bathroom Additional Notes

Does the Main/Central Bathroom meet the minimum standards?

Yes, the Main/Central Bathroom meets the minimum standards

MAIN TOILET

Photo of Toilet



Main Toilet Location

Approved location of the Toilet

either in—

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

a separate enclosed structure that is intended to be used as a toilet area.

Yes, the toilet is in an approved location.

Main Toilet Functionality

Is the Toilet in good working order?

Yes, the toilet flushes well

Is the Toilet connected to sewerage or waste treatment system?

Yes, the toilet appears to be connected to appropriate sewerage.

Main Toilet Window and Latch

Window - latch and functionality

Can the window in the toilet be set to an open or closed position?	Yes
Does the window in the toilet have a functioning latch or lock?	Yes

Photo of the window in the Toilet with latch visible



Does the Toilet window meet the minimum standards?

Yes, the toilet window meets the minimum standards.

Main Toilet Lighting

What type of lighting is present in the Toilet?

Artificial and Natural Lighting

Does the toilet have adequate light during the daylight hours?	Yes
Does the toilet have adequate light during the non-daylight hours?	Yes

Does the Toilet lighting meet the minimum standards?

Yes, the Toilet lighting meets the minimum standards.

Main Toilet Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in the Toilet?

No, there are no visual sign of mould on any of the walls/floor/ceiling in the Toilet.

Is there any visual sign of water staining of the walls in the Toilet?

No, there are no visual sign of water staining of the walls in the Toilet.

Is there any visual sign of water staining of the floors in the Toilet?

No, there are no visual signs of water staining of the floors in the Toilet.

Is there any visual sign of water staining of the ceiling in the Toilet?

No, there are no visual signs of water staining of the ceiling in the Toilet.

Is there any visual sign of bubbling of paint on the walls in the Toilet?

No, there are no visual signs of bubbling of paint on the walls in the Toilet.

Is there any visual sign of bubbling of paint on the floors in the Toilet?

No, there are no visual signs of bubbling of paint on the floors in the Toilet.

Is there any visual sign of swelling of timber frames on doors or windows in the Toilet?

No, there are no visual signs of swelling of timber frames on doors or windows in the Toilet.

Moisture meter reading for Toilet

9.8 dry

Photo of moisture meter reading for Toilet



Does the Toilet mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in the Toilet.

Main Toilet Ventilation

Does the Toilet have means of ventilation with outdoor air to maintain adequate air supply?

Yes, the Toilet has opening external doors or windows.

Yes, the Toilet has a working exhaust fan or other mechanical air handling system.

Does the Toilet ventilation meet the minimum standards?

Yes, the Toilet ventilation meets the minimum standards.

Main Toilet Additional Notes

Does the Toilet meet the minimum standards?

Yes, the Main Toilet meets the minimum standards.

LAUNDRY FACILITIES

Photo 1 of Laundry



Photo of Laundry taps



Laundry Facilities

Is there a reasonable supply/water flow for the COLD water tap in the laundry?

Yes, there is a reasonable supply of cold water in the laundry, no further action is required.

Does the Laundry COLD water supply meet the minimum standards?

Yes, the Laundry cold water meets the minimum standards.

Is there a HOT water tap in the laundry?

Yes, there is a hot water tap in the laundry.

Is there a reasonable supply/water flow for the HOT water tap in the laundry?

Yes, there is a reasonable supply of hot water in the laundry, no further action is required.

Seconds to run hot

6 seconds

Does the Laundry HOT water supply meet the minimum standards?

Yes, the Laundry hot water supply meets the minimum standards.

Laundry External Entry Door

Does the Laundry have an external door?

Yes

Photo of Laundry external door



Does the Laundry external door have a deadlock?

Yes, there is a deadlock on the laundry external door

Is the deadlock on the Laundry external door functioning?

Yes, the deadlock on the laundry door is functioning.

Does the Laundry external door meet minimum standards?

Yes, the Laundry external door meets the minimum standards.

Laundry Window and Latch

Is there a window in the Laundry?

Yes

Window – latch and functionality

Can the window in the laundry be set to an open or closed position?	Yes
Does the window in the laundry have a functioning latch or lock?	Yes

Photo of the window in the Laundry with latch visible



Does the Laundry window meet the minimum standards?

Yes, the laundry window meets the minimum standards.

Laundry Lighting

What type of lighting is present in the Laundry?

Artificial and Natural Lighting

Does the laundry have adequate light during the daylight hours?

Yes

Does the laundry have adequate light during the non-daylight hours?

Yes

Does the Laundry lighting meet the minimum standards?

Yes, the Laundry lighting meets the minimum standards.

Laundry Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in the Laundry?

No, there are no visual sign of mould on any of the walls/floor/ceiling in the Laundry.

Is there any visual sign of water staining of the walls in the Laundry ?

No, there are no visual sign of water staining of the walls in the Laundry.

Is there any visual sign of water staining of the floors in the Laundry?

No, there are no visual signs of water staining of the floors in the Laundry.

Is there any visual sign of water staining of the ceiling in the Laundry?

No, there are no visual signs of water staining of the ceiling in the Laundry.

Is there any visual sign of bubbling of paint on the walls in the Laundry?

No, there are no visual signs of bubbling of paint on the walls in the Laundry.

Is there any visual sign of bubbling of paint on the floors in the Laundry?

No, there are no visual signs of bubbling of paint on the floors in the Laundry.

Is there any visual sign of swelling of timber frames on doors or windows in the Laundry?

No, there are no visual signs of swelling of timber frames on doors or windows in the Laundry.

Moisture meter reading for Laundry

7.8 dry

Photo of moisture meter reading for Laundry



Does the Laundry mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in the Laundry.

Laundry Ventilation

Does the Laundry have means of ventilation with outdoor air to maintain adequate air supply?

Yes, the Laundry has opening external doors or windows.

Yes, the Laundry has a working exhaust fan or other mechanical air handling system.

Does the Laundry ventilation meet the minimum standards?

Yes, the Laundry ventilation meets the minimum standards.

Laundry Additional Notes

Does the Laundry meet the minimum standards?

Yes, the Laundry meets the minimum standards.

MAIN BEDROOM

Photo of Main Bedroom



Main Bedroom External Entry Door

Does the Main Bedroom have an external door?

No

Main Bedroom Window/s and Latch/es

Window 1 -latch and functionality

Can window 1 in the Main Bedroom be set to an open or closed position?	Yes
Does window 1 in the Main Bedroom have a functioning latch or lock?	Yes

Photo of window 1 in the Main Bedroom with latch visible



Does the Main Bedroom window/s meet the minimum standards?

Yes, the Main Bedroom window/s meet the minimum standards.

Main Bedroom Window Covering/s

Window 1 - Coverings

Are there curtains or window covering/s present?	Yes
Do the window coverings reasonably block out the light?	Yes
Do the window coverings provide privacy?	Yes

Does Main Bedroom window covering/s meet the minimum standards?

Yes, the Main Bedroom window covering/s meet the minimum standards.

Main Bedroom Lighting

What type of lighting is present in the Main Bedroom?

Artificial and Natural Lighting

Does the Main Bedroom have adequate light during the daylight hours?	Yes
Does the Main Bedroom have adequate light during the non-daylight hours?	Yes

Does the Main Bedroom lighting meet the minimum standards?

Yes, the Main Bedroom lighting meets the minimum standards.

Main Bedroom Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in the Main Bedroom?

No, there are no visual sign of mould on any of the walls/floor/ceiling in the Main Bedroom.

Is there any visual sign of water staining of the walls in the Main Bedroom?

No, there are no visual sign of water staining of the walls in the Main Bedroom.

Is there any visual sign of water staining of the floors in the Main Bedroom?

No, there are no visual signs of water staining of the floors in the Main Bedroom.

Is there any visual sign of water staining of the ceiling in the Main Bedroom?

No, there are no visual signs of water staining of the ceiling in the Main Bedroom.

Is there any visual sign of bubbling of paint on the walls in the Main Bedroom?

No, there are no visual signs of bubbling of paint on the walls in the Main Bedroom.

Is there any visual sign of bubbling of paint on the floors in the Main Bedroom?

No, there are no visuals sign of bubbling of paint on the floors in the Main Bedroom.

Is there any visual sign of swelling of timber frames on doors or windows in the Main Bedroom?

No, there are no visual signs of swelling of timber frames on doors or windows in the Main Bedroom.

Moisture meter reading for Main Bedroom

1.5 dry

Photo of moisture meter reading for Main Bedroom



Does the Main Bedroom mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in the Main Bedroom.

Main Bedroom Ventilation

Does the Main Bedroom have means of ventilation with outdoor air to maintain adequate air supply?

Yes, the Main Bedroom has opening external doors or windows.

Does the Main Bedroom ventilation meet the minimum standards?

Yes, the Main Bedroom ventilation meets the minimum standards.

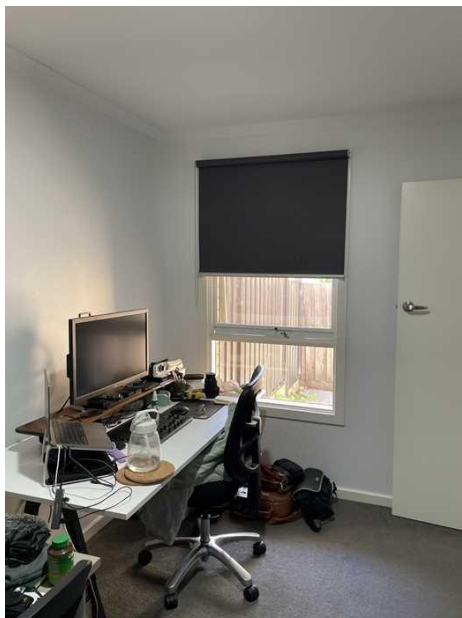
Main Bedroom Additional Notes

Does the Main Bedroom meet the minimum standards?

Yes, the Main Bedroom meets the minimum standards.

BEDROOM 2

Photo of Bedroom 2



Bedroom 2 Window/s and Latch/es

Window 1 -latch and functionality

Can window 1 in the Bedroom 2 be set to an open or closed position?	Yes
Does window 1 in the Bedroom 2 have a functioning latch or lock?	Yes

Photo of window 1 in Bedroom 2 with latch visible



Does Bedroom 2 window/s meet the minimum standards?

Yes, the Bedroom 2 window/s meet the minimum standards.

Bedroom 2 Window Covering/s

Window 1 - Coverings

Are there curtains or window coverings present?	Yes
Do the window coverings reasonably block out the light?	Yes
Do the window coverings provide privacy?	Yes

Does Bedroom 2 window covering/s meet the minimum standards?

Yes, the Bedroom 2 window covering/s meet the minimum standards.

Bedroom 2 Lighting

What type of lighting is present in Bedroom 2?

Artificial and Natural Lighting

Does Bedroom 2 have adequate light during the daylight hours?	Yes
Does Bedroom 2 have adequate light during the non-daylight hours?	Yes

Does Bedroom 2 lighting meet the minimum standards?

Yes, Bedroom 2 lighting meets the minimum standards.

Bedroom 2 Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling in Bedroom 2?

No, there are no visual sign of mould on any of the walls/floor/ceiling in Bedroom 2.

Is there any visual sign of water staining of the walls in Bedroom 2?

No, there are no visual sign of water staining of the walls in Bedroom 2.

Is there any visual sign of water staining of the floors in Bedroom 2?

No, there are no visual signs of water staining of the floors in Bedroom 2.

Is there any visual sign of water staining of the ceiling in Bedroom 2?

No, there are no visual signs of water staining of the ceiling in Bedroom 2.

Is there any visual sign of bubbling of paint on the walls in the Bedroom 2?

No, there are no visual signs of bubbling of paint on the walls in the Bedroom 2.

Is there any visual sign of bubbling of paint on the floors in the Bedroom 2?

No, there are no visuals sign of bubbling of paint on the floors in the Bedroom 2.

Is there any visual sign of swelling of timber frames on doors or windows in the Bedroom 2?

No, there are no visual signs of swelling of timber frames on doors or windows in the Bedroom 2.

Moisture meter reading for Bedroom 2

5.1 dry

Photo of moisture meter reading for Bedroom 2



Does Bedroom 2 mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards in Bedroom 2.

Bedroom 2 Ventilation

Does the Bedroom 2 have means of ventilation with outdoor air to maintain adequate air supply?

Yes, the Bedroom 2 has opening external doors or windows.

Does the Bedroom 2 ventilation meet the minimum standards?

Yes, the Bedroom 2 ventilation meets the minimum standards.

Bedroom 2 Additional Notes

Does Bedroom 2 meet the minimum standards?

Yes, Bedroom 2 meets the minimum standards.

FRONT DECK/VERANDAH

Photo of Front Deck/Verandah



Front Deck / Verandah Mould and Dampness

Is there any visual sign of mould on any of the walls/floors/ceiling on Front Deck/Verandah ?

No, there are no visual sign of mould on any of the walls/floor/ceiling on Front Deck/Verandah.

Is there any visual sign of water staining of the walls on Front Deck/Verandah?

No, there are no visual sign of water staining of the walls on Front Deck/Verandah.

Is there any visual sign of water staining of the floors on Front Deck/Verandah?

No, there are no visual signs of water staining of the floors on Front Deck/Verandah.

Is there any visual sign of water staining of the ceiling on Front Deck/Verandah?

No, there are no visual signs of water staining of the ceiling on Front Deck/Verandah.

Is there any visual sign of bubbling of paint on the walls in the Front Deck/Verandah?

No, there are no visual signs of bubbling of paint on the walls in the Front Deck/Verandah.

Is there any visual sign of bubbling of paint on the floors in the Front Deck/Verandah?

No, there are no visuals sign of bubbling of paint on the floors in the Front Deck/Verandah.

Is there any visual sign of swelling of timber frames on doors or windows in the Front Deck/Verandah?

No, there are no visual signs of swelling of timber frames on doors or windows in the Front Deck/Verandah.

Moisture meter reading for Front Deck/Verandah

9.3 dry

Photo of moisture meter reading for Front Deck/Verandah



Does the Front Deck/Verandah mould and dampness meet the minimum standards?

Yes, the mould and dampness meets the minimum standards on the Front Deck/Verandah.

Front Deck/Verandah Additional Notes

Does the Front Deck/Verandah meet the minimum standards?

Yes, the Front Deck/Verandah meets the minimum standards.

HEATING

Is there a fixed heater in the Main Living area?

Yes, there is a fixed heater in the Main Living area.

Photo of the heating unit in the Main Living area



What type of heating device is present in the Main Living area?

Split System Heater

The make and model of the heating unit in the Main Living area (future reference and assessment of energy rating should it be required)

Make and Type	Model Number
Fujitsu	

Is the heater in the Main Living area turning on and in good working order?

Yes, this heater presented in the Main Living area appears to be in good working condition at the time of the audit.

Is the heater control accessible?

Yes

	No energy rating visible
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Does the Main Living area heating meet the minimum standards?

Yes, the heating in the Main Living area meets the minimum standards.

VERMIN PROOF BINS

Waste Bin

Does the property have a green council style waste bin?

Yes, this property has a green council style waste bin.

Is the waste bin in good working condition/vermin proof?

Yes, the green council waste bin is in good condition/vermin proof. No further action required.

Photo of green council style waste bin



Does the Waste bin provided meet the minimum standards?

Yes, the Council style waste bin meets the minimum standards

Recycle Bin

Does the property have a recycle council style waste bin?

Yes, this property has a recycle council style waste bin.

Is the recycle bin in good working condition/vermin proof?

Yes, the bin is in good condition/vermin proof. No further action required.

Photo of recycle council style waste bin



Does the recycle bin provided meet the minimum standards?

Yes, the recycle bin meets the minimum standards.

STRUCTURAL SOUNDNESS

Structural Soundness Urgency Indicators

I have assessed the property in accordance with the urgency indicators as found below:

Is there any major cracking in brickwork larger than 15ml in the property?

No, there are no visual signs of major cracking in the brickwork of this property.

Is there any severe bowing or leaning of walls in the property?

No, there are no visual signs of major bowing or leaning to walls in this property.

Are there any major structural defects in the premises?

No, there are no visual signs of major structural defects.

Does the structural soundness meet the minimum standards?

Yes, the structural soundness meets the minimum standards.

Residential Tenancies Regulations 2021
S.R. No. 3/2021

Schedule 4—Rental minimum standards

Regulation 29

1 Locks

- (1) All external entry doors to the rented premises which are not able to be secured with a functioning deadlock, other than any screen door attached to an external door, must at least be fitted with a locking device that—
- (a) is operated by a key from the outside; and
 - (b) may be unlocked from the inside with or without a key.
- (2) Subclause (1) does not apply—
- (a) to a public lobby door that opens to common property; or
 - (b) 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 5 of the

2 Vermin proof bins

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

- (a) provided by the local council; or
- (b) vermin proof and compatible with local council collection.

3 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) a 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.

4 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(1)(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.

5 Kitchen facilities

- (1) 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) a cooktop in good working order that has 2 or more burners.
- (2) Subclause (1) 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 5 of the **Heritage Act 2017**.
- (3) Any oven at the rented premises must be in good working order.

6 Laundry facilities

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

7 Structural soundness

The rented premises are to be structurally sound and weatherproof.

8 Mould and dampness

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

9 Electrical safety

On and from 29 March 2023, in relation to electrical safety, all power outlets and lighting circuits in the rented premises are to be connected to—

- (a) a switchboard-type Circuit Breaker that complies with AS/NZS 3000, "Electrical Installations", as published from time to time; and
- (b) a switchboard-type Residual Current Device that complies with—
 - (i) AS/NZS 3190, "Approval and test specification—Residual current devices (current operated earth-leakage devices)", as published from time to time; or
 - (ii) AS/NZS 61008.1, "Residual current operated circuit-breakers without integral overcurrent protection for household and similar uses (RCBOs): Part 1: General rules", as published from time to time; or
 - (iii) AS/NZS 61009.1, "Residual current operated circuit-breakers with integral overcurrent protection for household and similar uses (RCCBs) Part 1: General rules", as published from time to time.

10 Window coverings

On and from 29 March 2022, 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.

11 Windows

- (1) All external windows in the rented premises that are capable of opening must be able to be set in a closed or open position.
- (2) All external windows in the rented premises which are capable of opening must have a functioning latch to secure the windows against external entry.

Note

A window lock or bolt will meet the minimum standard referred to in subclause (2).

12 Lighting

- (1) The interior rooms, corridors and hallways of the rented premises are to have access to light, whether natural or artificial, which provides a level of illuminance appropriate to the function or use of those rooms.

- (2) Each habitable room of the rented premises is to have access to—
- (a) natural light, including borrowed light from an adjoining room, during daylight hours, which provides a level of illuminance appropriate to the function or use of the room; and
 - (b) artificial light during non-daylight hours which provides a level of illuminance appropriate to the function or use of the room.
- (3) Subclauses (1) and (2) do 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 the standard has been refused in accordance with Part 5 of the **Heritage Act 2017**.

13 Ventilation

- (1) If the rented premises is a Class 1 building, each habitable room, bathroom, shower room, toilet and laundry must have ventilation satisfying Performance Requirement P2.4.5 of the BCA Volume Two, or the Acceptable Construction Practice in Part 3.8.5 of the BCA Volume Two.
- (2) If the rented premises is within a Class 2 building, each habitable room, bathroom, shower room, toilet and laundry must have ventilation satisfying Performance Requirements FP4.3, FP4.4 and FP4.5 of the BCA Volume One, or the Deemed-to-Satisfy Provisions requirements in F4.5, F4.6 and F4.7 of the BCA Volume One.

14 Heating

- (1) On and from 29 March 2021 until 28 March 2023, in relation to heating in a Class 1 building—
- (a) a fixed heater in good working order is to be in the main living area of the rented premises; or
 - (b) if a fixed heater has not been installed in the main living area of the rented premises on or by 29 March 2021, an energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises.
- (2) On and from 29 March 2021 until 28 March 2023, in relation to heating in a Class 2 building—
- (a) a fixed heater in good working order is to be in the main living area of the rented premises; or
 - (b) if a fixed heater has not been installed in the main living area of the rented premises on or by 29 March 2021, an energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises unless it would be unreasonable to install an energy efficient fixed heater.
- (3) On and from 29 March 2023, in relation to heating in a Class 1 building, an energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises.
- (4) On and from 29 March 2023, in relation to heating in a Class 2 building—
- (a) an energy efficient fixed heater in good working order is to be installed in the main living area of the rented premises unless it is unreasonable to install an energy efficient fixed heater; or
 - (b) if it is unreasonable to install an energy efficient fixed heater in the main living area of the rented premises, a fixed heater in good working order is to be installed in the main living area of the rented premises.
- (5) For the purposes of subregulations (2)(b) and (4) it would be unreasonable to install an energy efficient fixed heater if—
- (a) the cost of installation would be significantly higher than the average price of installation in a Class 2 building; or
 - (b) owners corporation rules prohibit installation of the appliance; or (c) compliance with any other Act or local law makes the cost of installation prohibitive.

(6) In this clause—

energy efficient fixed heater means—

- (a) a non-ducted air conditioner or heat pump with a 2 star or above heating rating in the prescribed energy rating system for non-ducted air conditioners or heat pumps; or
- (b) a gas space heater with a 2 star or above heating rating in the prescribed energy rating system for gas space heaters; or
- (c) a ducted heating or hydronic heating system which has an outlet in the main living area of the rented premises; or
- (d) a domestic solid fuel burning appliance; ***fixed heater*** means a heater that is not designed or manufactured to be portable