

Rental Minimum Standards Check Report

Inspection Details

Date / Time of Inspection:

Type of Report: Rental Minimum Standards Check

Address of Property:

Client Details

Client Name:

Client Email Address:

Client Phone:

Client Address:

Real Estate Agent Details

Agent Name:

Company:

Mobile:

Email Address:

Inspector Details

Inspector Name:

Inspector Office:

Inspector Phone:

Inspector Email Address:

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APBI

Rental Minimum Standards Check Report

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Australian Property & Building Inspections offers property inspection services for your property, by highly qualified inspection experts. Each of the inspectors agrees to comply with and are performance managed against APBI's Code of Conduct. For further information about your report call 1300 657 546 or for further information on our code of conduct please visit <https://www.apbi.com.au/code-of-conduct>

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1. Property Access

Weather at time of inspection?

Fine

2. Definitions

Definition of terms used to describe the current state of repair for each item inspected

Requirement met:	When the Inspector has viewed the subject area and he is of the opinion that the current conditions meet the requirements of The Residential Tenancies Amendment Act 2018.
Requirement not met:	When the Inspector has viewed the subject area and he is of the opinion that the current conditions does not meet the requirements of The Residential Tenancies Amendment Act 2018.
Observation:	When the Inspector has observed the subject area requiring maintenance to be carried out by a licenced person, trades person or a person of ability, halting further deterioration to the property.
Recommendation:	When the Inspector has viewed the subject area and he is of the opinion that the existing conditions does not meet current requirements of the NCC Series – BCA Volume 2 2019 in matters that may pose significant risk to life and safety.
Unable to Inspect Due to access:	An area of the site where there is insufficient, unsafe or unreasonable access.
Not Applicable (N/A):	N/A: When the subject field doesn't make up any part of the inspected property.

Report Definition

Shower Recesses:	Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicon liquid or masonry sealant has been applied prior to the inspection. Such application is temporary waterproofing measure and may last for some months before breaking down. The tests of shower recesses are limited to running water within the recesses and visually checking for leaks. As shower are only checked for a short period of time, prolonged use may reveal leaks were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.
Glass Caution:	Glass in some building (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in high traffic areas should be replaced with safety glass or have shatterproof film installed.
Stairs & Balustrades:	The Australian Building Code 3.9 require that covering stairs, landings and balustrades ensure the safety of all occupants and visitors to a building. Those built prior to 1996 may not comply with the current standard. You must upgrade all such items.
Swimming Pools:	A pool is subject to a special purpose property report and is not applicable to this report.
Rooms Below Ground Level:	Rooms under the house or below ground level (whether they be habitable or not) may be subject to dampness and water penetration. Drains are not always installed correctly to these areas or could be blocked. It is common to have damp problems and water entry into these spaces, especially during periods of heavy rainfall and may not be evident on the day of the visual inspection. These rooms may also not have council approval. The purchaser should make their own enquiries to Council to ascertain if approval was granted.
Owners Corporation:	If the property is covered by an Owners Corporation (Strata Title) APBI recommend that an Owners Corporation search be conducted to ascertain their financial position, the level of maintenance afforded and any other relevant information that may impact your future ownership of the property.

3. Inspection Agreement

Requirement for inspection agreement

The inspection is carried out in accordance with AS 4349.0

Where particular requirements of other parts of the AS 4349 suite of Standards conflict with this Standard, the requirements of the individual part shall apply in the application of that part.

A report prepared in accordance with this Standard is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

Unless stated otherwise, this Standard assumes that the existing use of the building will continue.

An inspection agreement shall be entered into before the inspection is carried out. The inspection agreement shall include the defined purpose, scope and acceptance criteria, in accordance with AS 4349.0

The inspection scope and acceptance criteria shall be defined by the client and agreed to between the client and inspector. Any changes to the purpose, scope or acceptance criteria shall be agreed to by all parties at the appropriate time.

Purpose of inspection

The client shall identify what is to be accomplished by the inspection by nominating the purpose of the inspection, including any specific requirements or conditions.

Reasonable Access to the property at time of inspection?

Yes

Note:

The inspector shall inspect accessible areas included in the scope of inspection.

The inspector shall not enter or inspect areas where safe unobstructed access is not available. The extent of accessible areas, as defined by the presence of safe and reasonable access, shall be determined by the inspector, based on the conditions encountered at the time of inspection.

An elevated area is not deemed to be an accessible area unless it is within the scope of the inspection and safe and reasonable access appropriate for the method of inspection is available.

Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

Dimensions for reasonable access:

- Roof interior: 400mm x 500mm access hole; 400mm x 600mm crawl space; and accessible from a 3.6m ladder;
- Roof exterior: 400mm x 500mm access hole; 600mm x 600mm crawl space; and accessible from a 3.6m ladder placed on the ground

Areas sprayed with chemicals shall not be inspected unless it is safe to do so.

Accessible areas shall not include any part of the property where entry is denied to the inspector.

PLEASE NOTE:

- Reasonable access does not include removing screws and bolts or any other fastenings or sealants to access covers, unless included in the scope of the inspection.
- 'Elevated area' includes the roof, roof space, crawl space deck, balcony, access way, landing feature of a building and the like, generally elevated above the ground and not intended for normal use by occupants.
- If, in the opinion of the inspector, restrictions on access have compromised satisfaction of the purpose of the inspection, a recommendation shall be made as to the necessity to gain access to allow further inspection.

Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.

Conditions

An inspection report may be conditional upon the following:

- Prevailing weather conditions or recent occupancy and use of services that might affect observations.
- Information provided by the client or agents of the client.
- Deliberate concealment of defects.
- Any other relevant factor limiting the inspection.

What is reported on

The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

The inspection comprises a visual assessment of the building to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; laundry; stairs & damp problems;
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames; structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades;
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges;
- The roof space: roof covering; roof framing; sarking; party walls; insulation;
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors;
- The building, within 30m of the building and within the boundaries of the site: car accommodation; detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures) and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (general & swimming pool); surface water (drainage effectiveness).

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Scope of inspection

The scope of the inspection covers the type, extent and limitations of the inspection. The scope shall be suitable for the defined purpose of the inspection and shall include details of the inspection process, limitations and extent of reporting in accordance with Clauses 2.3.2, 2.3.3 and 2.3.4.

- 2.3.2 Inspection process - The process or processes to be undertaken by the inspector shall be identified.
- 2.3.3 Limitations - Limitations that are expected to be present, or that may occur, shall be identified where possible.
- 2.3.4 Extent of reporting - The extent to which items are to be reported shall be nominated. The extent of reporting comprises the significant items for the particular inspection.

The scope of the Rental Minimum Standard Inspection is to conduct a general inspection of the property to determine whether current conditions meet the Residential Tenancies Amendment Act 2018 limited to the following table:

Inspection Item	Included	Inspection Details
Door Locks	<input checked="" type="checkbox"/>	Visual Inspection of all external doors.
Ventilation	<input checked="" type="checkbox"/>	As per National Construction Code (NCC) Series Building Code Australia (BCA) Vol.2 2019.
Vermin Proof Bins	<input checked="" type="checkbox"/>	Visual Inspection to verify presence of Vermin Proof Bins.
Toilets	<input checked="" type="checkbox"/>	Visual Inspection and flush to confirm toilets are in working order.
Bathroom Facilities	<input checked="" type="checkbox"/>	Visual Inspection and test to confirm hot cold-water availability & whether 3-Star showerheads installed (9L/min test).
Kitchen Facilities	<input checked="" type="checkbox"/>	Visual Inspection & test to confirm hot cold-water availability.
Laundry facilities	<input checked="" type="checkbox"/>	Visual Inspection and test to confirm hot cold-water availability.
Structural Soundness & Weatherproof	<input checked="" type="checkbox"/>	Visual Inspection of: Sub-floor, Internal part of Dwelling, Roof, Any Outbuildings and Garage.
Mould and Dampness	<input checked="" type="checkbox"/>	Visual Inspection of: Sub-floor, Internal part of Dwelling, Roof, Any Outbuildings and Garage.
Window Coverings (From 29 March 2022)	<input checked="" type="checkbox"/>	Visual Inspection to confirm current condition.
Windows	<input checked="" type="checkbox"/>	Visual Inspection & test for opening and locking.
Lighting	<input checked="" type="checkbox"/>	As per NCC Series BCA Vol.2 2019.
Heating	<input checked="" type="checkbox"/> *	APBI complete a * Limited visual inspection only to confirm presence of Fixed Heating.
Smoke Alarm Safety	<input checked="" type="checkbox"/> *	APBI complete * Limited inspection only as per NCC Series BCA Vol.2 2019. Testing and battery replacement to be carried out by a Qualified Electrical Contractor.
Bushfire Prone Areas	<input checked="" type="checkbox"/> *	APBI complete a * Limited visual inspection only. Testing to confirm connection of water tanks and functioning to be carried out by a Qualified Plumber.
Electrical Safety	<input type="checkbox"/>	Testing be carried out by a Qualified Electrical Contractor.
Gas Safety	<input type="checkbox"/>	Testing to be carried out by a Qualified Gas Fitter / Plumber.

4. Terms & Conditions

APBI Terms & Conditions

1. Australian Property and Building Inspections has prepared this report in accordance with the guidelines of Australian Standard 4349.0 – 2007 (Standard) which covers the minimum requirements for the visual inspection of residential buildings and based on the inspection of the property named (Inspected Property) in the administrative cover letter by the inspector named (Inspector) in the administrative building inspection report.
2. The Report is prepared for the sole and exclusive use of the person, persons or body named (Client) in the administrative cover letter and cannot be used or acted upon by any other party without the express permission of Australian Property and Building Inspections.
3. The Client, having been provided with the opportunity to read these Terms and Conditions following the making of a booking for a property inspection, accepts these Terms and Conditions. The Client acknowledges that these Terms and Conditions are also available via the website: www.APBI.com.au and can change without notice. These Terms and Conditions take precedence over any oral or written representations made by Australian Property and Building Inspections or the Inspector, to the extent of any inconsistency.
4. The Report is based on the condition of the Inspected Property at the date and time of inspection. While the Report is prepared with due care and diligence, the Report is based upon the prevailing conditions and the safe and reasonable access of the Inspector to the Inspected Property as outlined in the Standard.
5. The Report must be read carefully and in its entirety to gain a complete understanding of the findings of the inspection of the Inspected Property. It will help you understand the limitations faced by an inspector and why it is not possible to guarantee that a property is completely free of defects.
6. The Report is not a certificate of compliance for the Inspected Property within the requirements of any Act, regulation, ordinance or local law or by-law. The Report does not cover enquiries of councils or other authorities.
7. The Report is subjective assessment of the Inspected Property and therefore outlines the opinion of the Inspector on the general condition of the Inspected Property at the date and time of the inspection in relation to major defects and a general impression of minor defects and safety hazards. The Report provides no guarantee and is not a warranty against problems developing with the Inspected Property in the future.
8. The Report does not include identification of unauthorised building work or of work not compliant with building regulations. An estimate of the costs of rectification of defects is not required in accordance with the Standard.
9. The inspection is undertaken, and the Report prepared, by the Inspector on the assumption that the existing use of the Inspected Property will continue. As such, the Inspector will not assess the fitness of the Inspected Property for any other intended purpose. We advise you to verify any proposed change in use of the Inspected Property with the relevant authorities.
10. This Report is based on a visual assessment of the Inspected Property together with relevant features of the Inspected Property within 30m of the building and within the boundaries of the site, the prevailing structural, soil and weather conditions at the date and time of the inspection and the Inspector having safe and reasonable access to all areas. Where the Inspected Property is a unit or apartment, associated areas may include common areas pertinent and immediately adjacent to the Inspected Property or as specifically instructed by the Client. Areas not inspected are noted in the Report.

The Standard provides that "safe and reasonable access" shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. An inspector shall only inspect areas where safe, unobstructed access is provided and where the minimum clearances are available or, where these clearances are not available, areas within the inspector's unobstructed line of sight and close enough to enable reasonable appraisal. Minimum clearances are defined as at least 600mm vertical and horizontal clearance for roof space and sub floor area access. The interior and exterior roof must be accessible from a 3.6 metre high ladder for reasonable access to be available. Reasonable access does not include removing screws and bolts to access covers. Nor does reasonable access include cutting or making access traps, or moving furniture or stored goods.
11. This Report is not a rigorous assessment of all building elements and does not cover all maintenance items. This Report also does not cover defects in inaccessible areas, defects that are not reasonably visible, defects that may only be apparent in certain weather conditions or defects that have not yet arisen due to prolonged periods of wet or dry weather or other subsequent events.
12. As the Report only covers the visual aspects of the Inspected Property, it does not cover any part of the building located beneath the ground surface.
13. The Inspector can only make comment with regard to the general, visible condition of electrical wiring and plumbing. We suggest that a licensed tradesperson be contacted for a separate report.

14. The Inspected Property shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

15. The Report does not identify the presence of pests, or any damage caused by pests (e.g. termites, borers, etc.). We suggest that a professional pest inspector be contacted for a separate report.

16. No assessment or identification is made of asbestos or asbestos related products, toxic mould or other harmful substances. Asbestos dust is a hazardous material and should not be disturbed. It is vital that asbestos is not sawn, sanded, drilled or water blasted, etc. For more information about the handling and disposing of asbestos contact your local council.

17. Our inspection does not assess the operation of appliances, alarms, security and communication systems, smoke detectors, heating and cooling systems, blinds (internal and external), soft furnishings, telephones, spa and pool equipment, building automation, electrically operated doors, plant and equipment. Any item not specifically noted in this Report is excluded from the inspection of the Inspected Property. We suggest that a licensed tradesperson be contacted for a separate report in respect of gas or electrical appliance and fittings.

18. No item of furniture or fixtures will be removed, moved or modified during the inspection and items and conditions covered by such furnishings and fixtures are not inspected or considered. Nor do we assess the condition of contents, plus, non- structural items such as carpets, vinyl floor coverings etc.


19. Any maintenance and general advice items are intended as a helpful guide. The Report is not necessarily an exhaustive list of all maintenance and advice items.

20. You should address legal and conveyancing matters such as title and ownership to your solicitor or legal representative. Compliance issues in relation to the positioning of services, privacy, vehicle access, the siting of the buildings, zoning, permit or town planning issues or other legal matters should be directed to the relevant authority or to a solicitor or legal representative.

21. Acceptance of this report and payment by the Client acknowledges acceptance of the Inspection Agreement and Terms & Conditions.

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5. Door Locks

Door Locks	
Requirement Met	Throughout
Comments	
All external entry doors are operated by a key from the outside & lockable from the inside.	
	

SAMPLE ONLY

6. Vermin Proof Bins

Vermin Proof Bins

Requirement Met

External

Comments

Council general waste, recycle and green waste bins have been provided and fit for purpose.



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7. Toilet

Toilet

Requirement Met

Toilet


Comments

The toilet is in working order, connected to the waste system and in a room fit for purpose.




SAMPLE ONLY

8. Bathroom Facilities

Bathroom Facilities	
Requirement Not Met	Bathroom facilities
Comments	
<p>The bathroom has a wash basin, shower & bath. There is hot and cold water supply to the shower and basin, cold water to the bath but no hot water supply. Requires repair. The showerhead has been tested and achieves a flow rate of 8L/minute.</p>	
	

SAMPLE ONLY

9. Kitchen Facilities

Kitchen Facilities	
Requirement Not Met	Ground Floor
Comments	
<p>The kitchen has a dedicated food preparation area. The kitchen has a sink with hot and cold water supply. The kitchen has a 4 burner gas cooktop in working order, however the ignition bottom is not working and requires repair. The kitchen has an oven in working order.</p>	
	

SAMPLE ONLY

10. Laundry Facilities

Laundry Facilities

Requirement Met

Laundry facilities

Comments

The laundry has hot and cold water supply.



SAMPLE ONLY

11. Structural Soundness & Waterproof

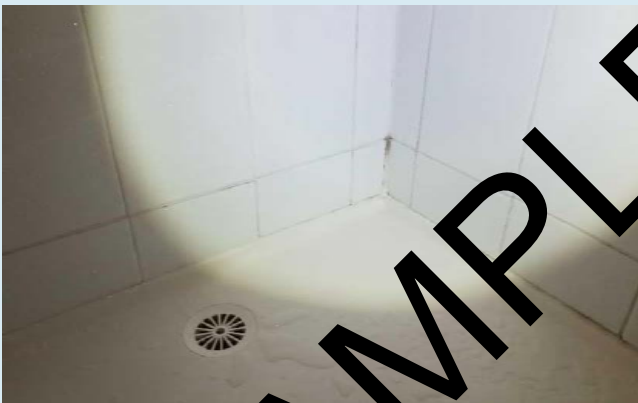
Structural Soundness & Waterproof

Recommendation

Wet areas

Comments

The sealant around the base of the shower is broken and requires re-sealing.



SAMPLE ONLY

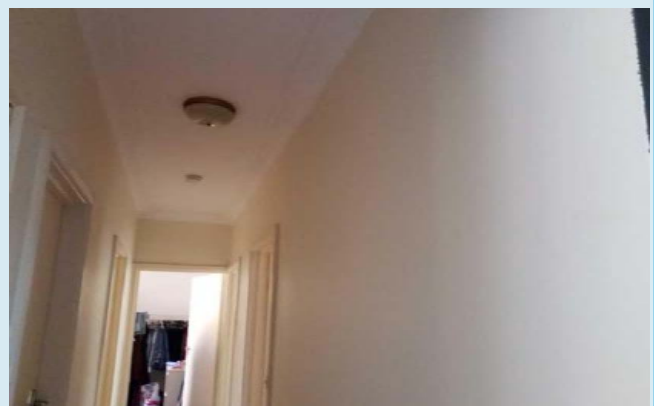
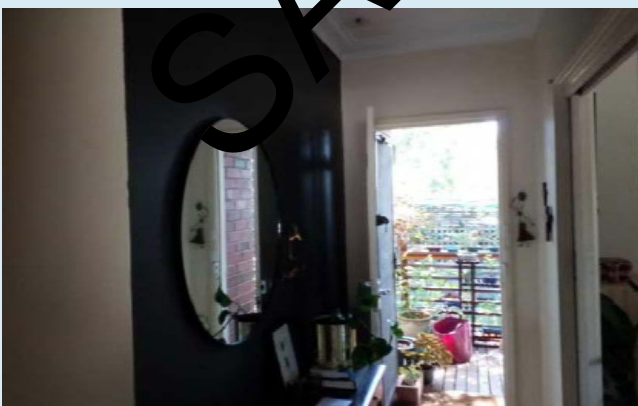
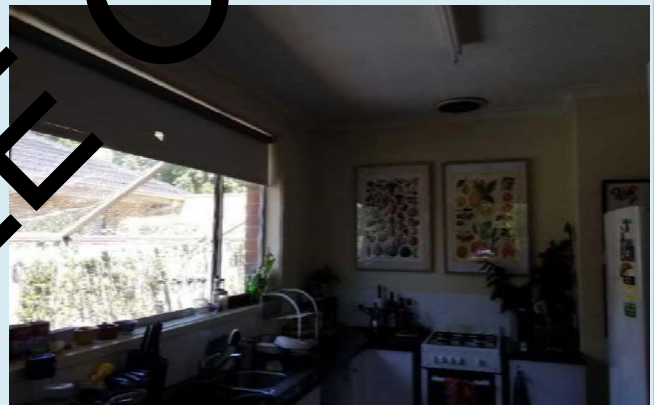
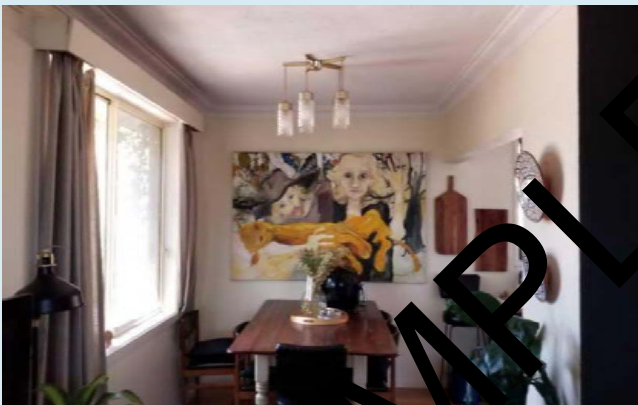
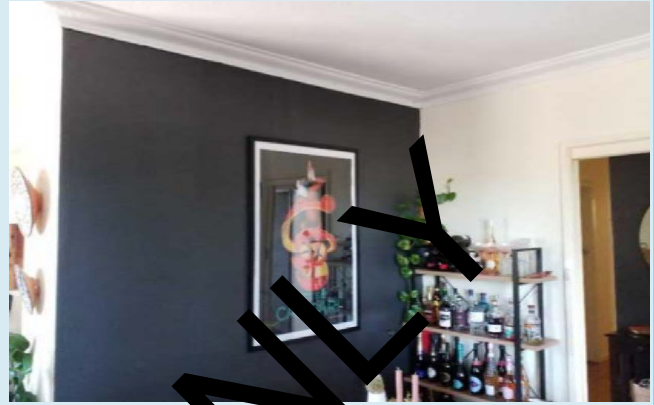
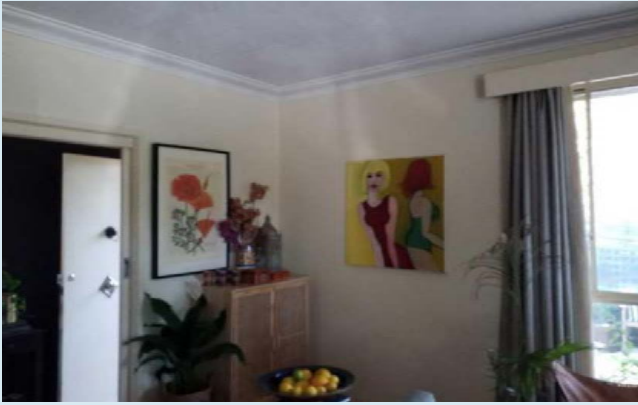
Structural Soundness & Waterproof

Requirement Met With Recommendation

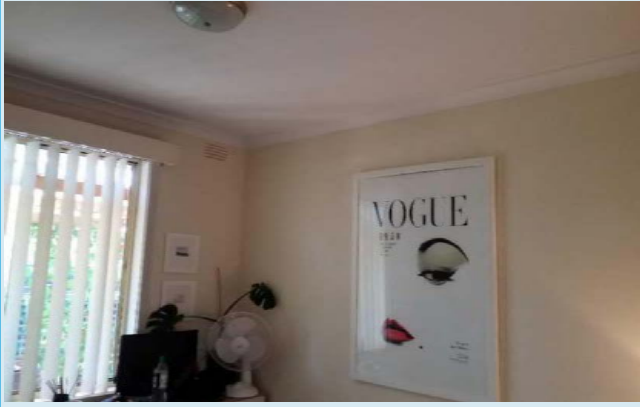
Internal

Comments

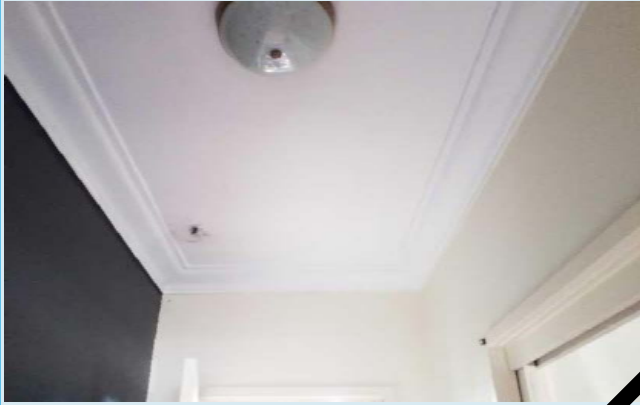
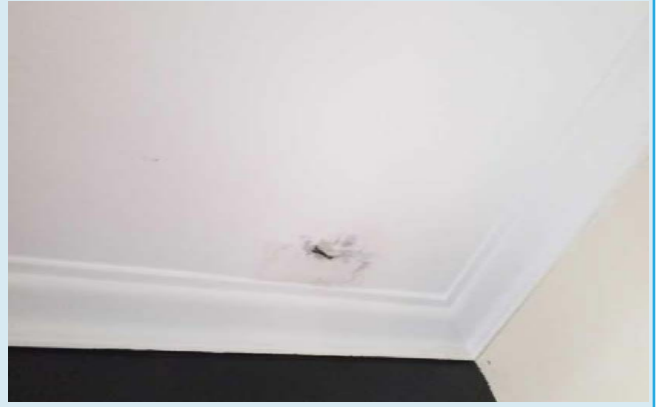
The interior of the dwelling is well maintained and appears structurally sound & overall weatherproof. However the wall in the rear right hand bedroom has cracking and requires repair, also the ceiling above the front door requires patching and painting. See last 4 photos.



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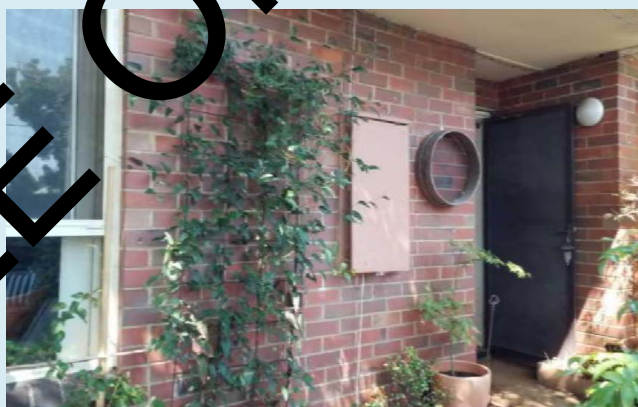
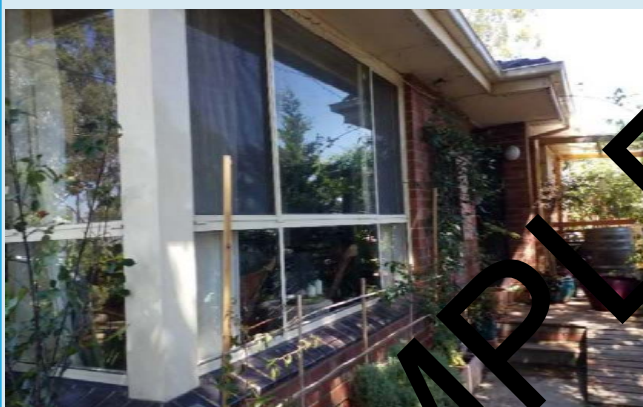
Structural Soundness & Waterproof

Requirement Met

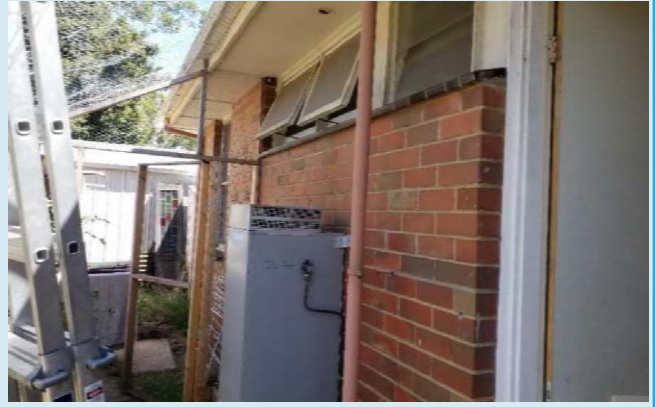
External

Comments

The exterior of the dwelling is well maintained and appears structurally sound & weatherproof.



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Structural Soundness & Waterproof

Requirement Met

Underside of roof

Comments

The underside of the roof appears structurally sound and dry.



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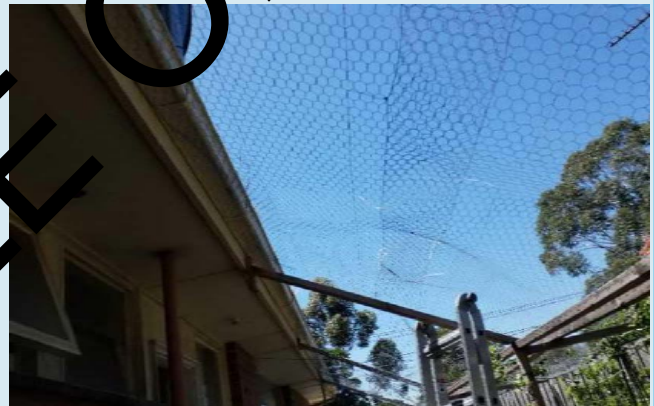
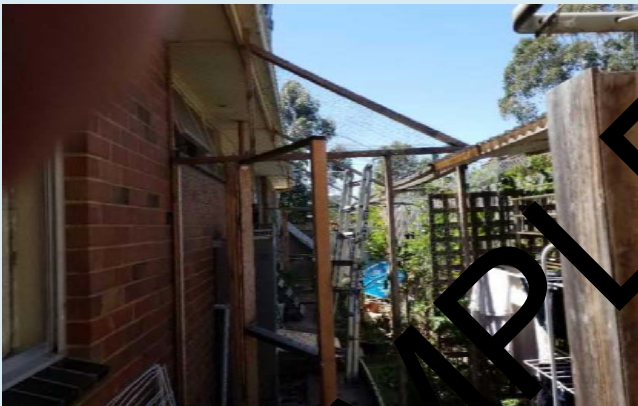
Structural Soundness & Waterproof

Requirement Met With Observation

External

Comments



The majority of the roof appears structurally sound and waterproof. However the left hand elevation and the rear elevation had no access due to sheds, washing line and a dog cage unable to access those areas of the roof.



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Structural Soundness & Waterproof	
Recommendation	External
Comments	
The guttering requires cleaning.	
	

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12. Mould & Dampness

Mould & Dampness

Requirement Met

Bathroom

Comments

There were no visible signs of mould and dampness in the bathroom.



Mould & Dampness

Requirement Met

Shower

Comments

There were no visible signs of mould and dampness in the shower.



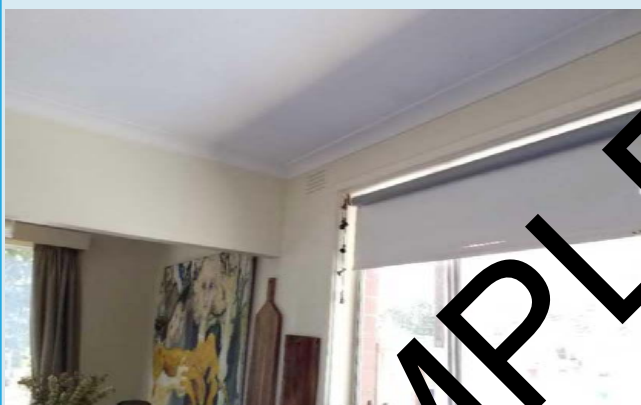
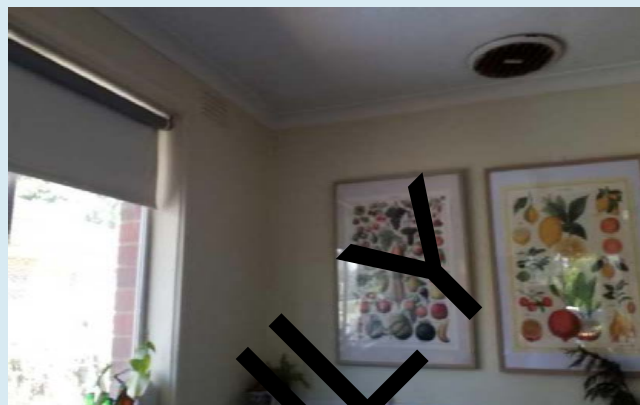
Mould & Dampness

Requirement Met

Kitchen

Comments

There were no visible signs of mould and dampness in the kitchen.



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13. Window Coverings

Window Coverings

Requirement Not Met

Living Room

Comments

The window coverings in the living area are able to be opened and closed, capable of blocking the light but do not provide privacy when the curtains are open during the day.



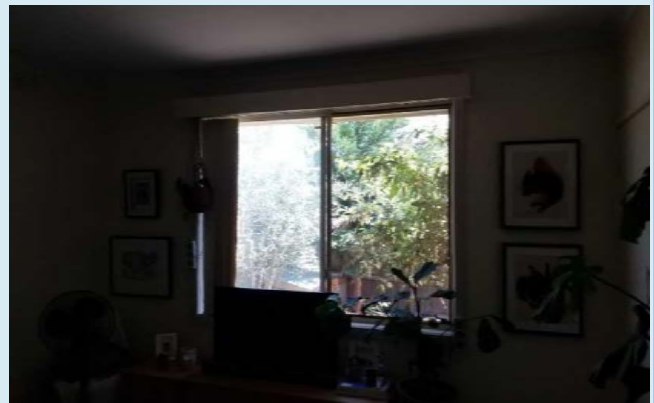
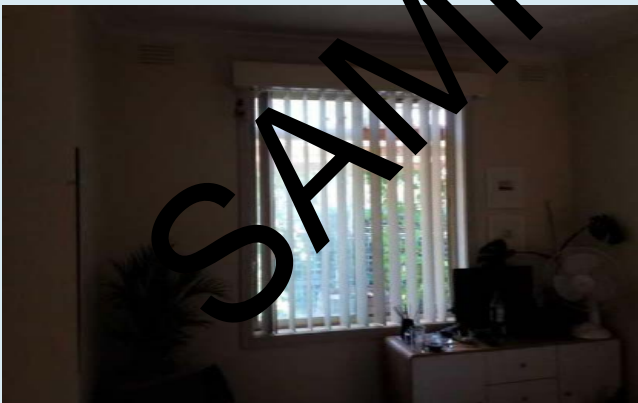
Window Coverings

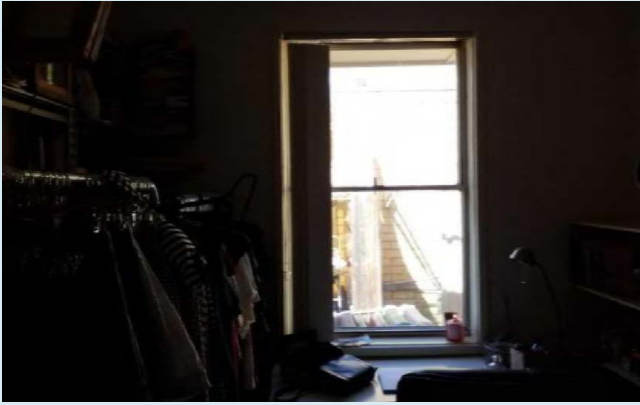
Requirement Met

Habitable Rooms

Comments

The window coverings in the bedrooms are able to be opened and closed, capable of blocking the light and provide privacy.





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14. Windows

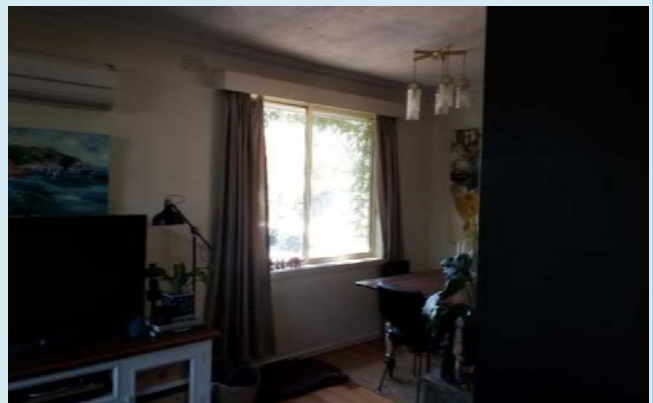
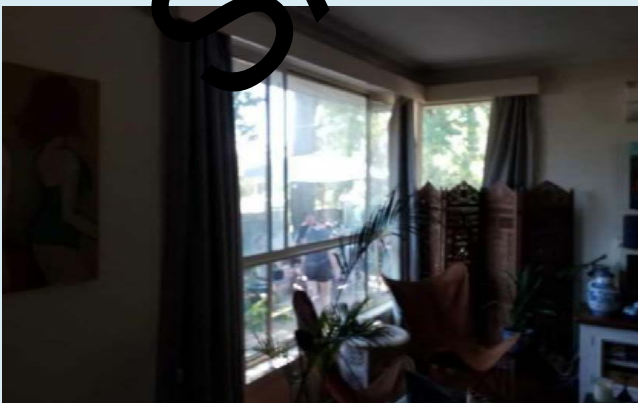
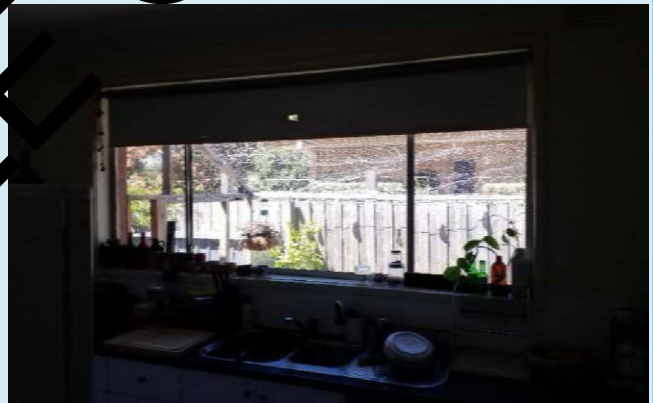
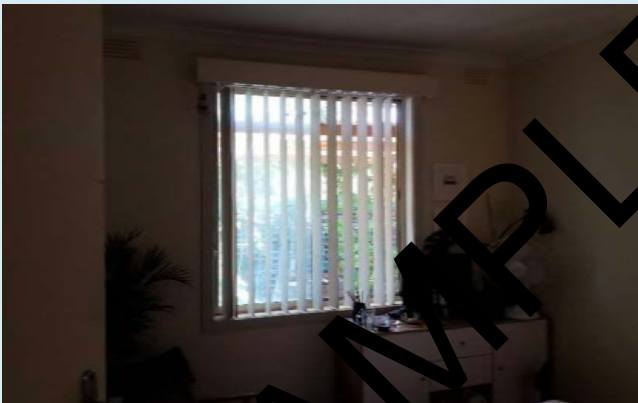
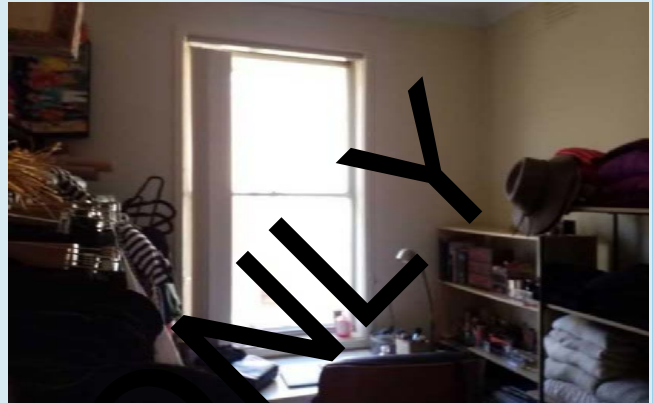
Windows

Requirement Met

Throughout

Comments

All windows are capable of opening and being set in a closed or open position, with functioning latches to secure them against external entry.



15. Lighting

Lighting

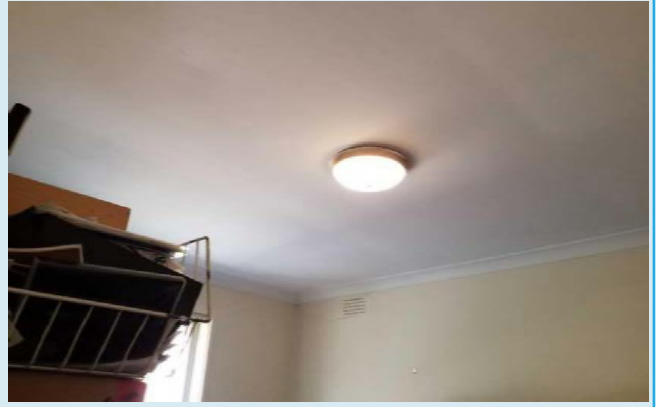
Requirement Met

Throughout

Comments

All interior rooms and passageway have access to both natural and artificial light.
All bedrooms and bathroom facilities have access to both natural and artificial light.





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16. Ventilation

Ventilation

Requirement Met

Bathroom Exhaust

Comments

The bathroom has a mechanical exhaust installed where contaminated air is exhausted to the underside of the roof.



Ventilation

Requirement Met

Range Hood

Comments

The kitchen has a working exhaust fan above the stove/oven.



17. Heating

Heating

Requirement Met

Living Area


Comments

A split system air-conditioner is supplied in the living room area for the purpose of heating. Unknown star rating.



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18. Smoke Alarm Location Only

Smoke Alarm Location Only	
Requirement Met	Passageway
Comments	
Smoke alarm correctly located along passageway.	
	

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19. Rental Minimum Standards Summary

determined by The Residential Tenancies Amendment Act 2018 which came into effect 29 March 2021

Item	Description	Requirement met?
Door Locks	All external doors are secured with a functioning deadlock or fitted with a locking device operated by a key from the outside and can be locked from the inside with or without a key.	Yes
Vermin Proof Bins	Vermin proof bins have been provided and are fit for purpose.	Yes
Toilet	The toilet at the property is in good working order.	Yes
Bathroom Facilities	The bathroom has reasonable hot and cold water supply, the minimum amenities required and has a 3 star rating showerhead installed. However the bath has no hot water supply, this requires repair.	No
Kitchen Facilities	The kitchen has a dedicated food preparation area, a sink with hot & cold water supply and a stovetop with minimum 2 burners. An oven is provided and is in working order.	No*
Laundry Facilities	The laundry has hot and cold water supply and is in a room fit for purpose.	Yes
Structural Soundness & Waterproof	The dwelling appears structurally sound & weatherproof at time of inspection, however some there are some items requiring repair to ensure the structural integrity is maintained. Items requiring maintenance have been noted in the report.	Yes*
Mould & Dampness	There were no visible signs of mould and dampness throughout the dwelling.	Yes
Window Coverings	The window coverings installed in the bedrooms rooms are able to be opened and closed, capable of blocking the light and provide privacy. However the curtains in the living room do not provide privacy during the day when the curtains are open.	No
Windows	All windows are capable of opening and being set in a closed or open position, with functioning latches to secure them against external entry.	Yes
Lighting	Interior rooms and hallway have either natural or artificial access to light. Bedrooms have both natural and artificial access to light.	Yes
Ventilation	Ventilation is adequately provided to all rooms in accordance with the requirements set out in Part 3.8.5 of Building Code of Australia 2019.	Yes
Heating	A split system air-conditioner is provided for heating in the living room area and is fit for purpose, with an unknown star rating.	Yes
Smoke Alarm Location Only	A smoke alarm is correctly located along the passageway.	Yes

20. Australian Property And Building Inspection

The Australian Property & Building Inspections is a national organisation that promotes quality building inspections. APBI engages with trade qualified builders with a minimum of 10 years residential and commercial building experience to complete property inspections. Each home and building inspection completed is then detailed in a report that is completed to Australian Standards AS4349.0, AS4349.1 and/or AS4349.3. APBI currently has 17 offices nationally who are supported by a national call centre located at Level 6, 350 Collins Street, Melbourne. Our office locations follow:

Victoria

- Melbourne
- Geelong
- Mornington Peninsula
- Ballarat

New South Wales

- Sydney
- Parramatta
- Neutral Bay (North Sydney)
- Bathurst

Queensland

- Brisbane
- Gold Coast
- Sunshine Coast

South Australia

- Adelaide

Western Australia

- Perth
- Fremantle

Tasmania

- Hobart

Northern Territory

- Darwin