MINIMUM STANDARDS REPORT

12 Example Street

Sampleton











INSPECTION DATE
20/11/2026

PREPARED FOR
Jordan Sample

INSPECTOR

11 pass | 1 action needed | 1 trade to confirm | 1 observation | 1 not applicable

SUMMARY

Results at a glance

Action needed before advertising / move-in

11 pass | 1 action needed | 1 trade to confirm | 1 observation | 1 not applicable

STANDARD	RESULT	NOTES
Locks	Pass	
Vermin-proof bins	Pass	
Toilets	Pass	
Bathroom facilities	Pass	
Kitchen facilities	Pass	
Laundry facilities	Not applicable	No laundry.
Structural soundness	Pass	
Mould and damp	Pass	
Electrical safety	Trade to confirm	Two RCDs visible; coverage of all circuits to be confirmed.
Heating	Pass	
Lighting	Pass	
Ventilation	Observation	Bathroom exhaust fan not operating.
Windows	Pass	
Window coverings	Pass	
Window covering cord anchors	Action needed	Bedroom 2 roller blind: cord not anchored. Fit a cord anchor.

FIX LIST

What needs attention

Items marked “Action needed” must be fixed for the property to meet the standard. Items marked “Trade to confirm” need a licensed tradesperson to confirm.



Window covering cord anchors Action needed

Bedroom 2 roller blind: cord not anchored. Fit a cord anchor so the cord can't form a loop. See photo 25.



Electrical safety Trade to confirm

Two safety switches (RCDs) visible at the switchboard. Whether they cover every circuit can't be confirmed visually; ask a licensed electrician to confirm. See photo 16.

PROPERTY AND TENANCY

About this inspection

Rental provider	**Jordan Sample**
Contact	**0400 000 000**
Managing agent	**Sample Realty**
Property	**12 Example Street, Sampleton**
Job number	**MS101**
Reason for check	**Before a new renter moves in**
Agreement start date	**01/02/2024**

From 13 October 2026 rental providers and agents must keep records showing the property met the rental minimum standards before it was advertised or offered for rent, and before the renter moved in. This report is a dated record of the property's condition on the inspection date.

PHOTO RECORD

The property on the day

Every photo in this report was taken on the inspection date and is numbered so it can be referred to later.



Photo 1. Main living area



Photo 2. Rear of the property



Photo 3. Kitchen



Photo 4. Bathroom

THE 15 STANDARDS

Findings by standard

1 Locks

Pass

What we checked. External entry doors have a working deadlock, or a lock that opens with a key from outside and without one from inside.



Photo 5. Front door: keyed deadlock locks and unlocks



Photo 6. Rear sliding door: keyed lock operating

2 Vermin-proof bins

Pass

What we checked. A rubbish bin and a recycling bin, vermin-proof and meeting the council collection standard.



Photo 7. Bins: rubbish and recycling, lids close

3 Toilets

Pass

What we checked. A working toilet in a separate room, connected to sewerage or an approved system.



Photo 8. Toilet: separate room, flushes and refills

4 Bathroom facilities

Pass

What we checked. A washbasin and a shower or bath with hot and cold water; shower heads 3-star WELS or better where they can be fitted.



Photo 9. Vanity basin: hot and cold water



Photo 10. Shower: hot and cold water

5 Kitchen facilities

Pass

What we checked. A food preparation area, a sink with hot and cold water, and a stovetop with two or more burners; any oven works.



Photo 11. Kitchen sink: hot and cold water



Photo 12. Cooktop and oven: four burners, all working

6 Laundry facilities

Not applicable

What we checked. Where a laundry is provided, hot and cold water connected to it.

WHY NOT APPLICABLE

No laundry.

7 Structural soundness

Pass

What we checked. Structurally sound and weatherproof, from a visual, non-invasive inspection.



Photo 13. Exterior: walls, eaves and gutter sound

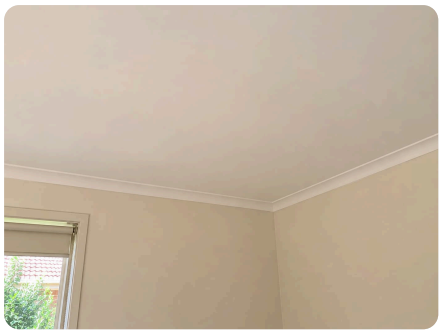


Photo 14. Living ceiling: no cracking or sagging seen

8 Mould and damp

Pass

What we checked. Rooms free from mould and damp caused by or related to the building structure.



Photo 15. Bathroom wall: moisture reading normal

9 Electrical safety

Trade to confirm

What we checked. Visual check for a switchboard with circuit breakers and safety switches (RCDs). Compliance can only be confirmed by a licensed electrician.

TRADE TO CONFIRM

Two safety switches visible. Whether they cover every circuit can't be confirmed visually; a licensed electrician should confirm.



Photo 16. Switchboard: circuit breakers and two safety switches

10 Heating

Pass

What we checked. A fixed heater in good working order in the main living area, energy efficient for agreements from 29 March 2023.



Photo 17. Living area: split system, heats on test



Photo 18. Outdoor unit: mounted and running

11 Lighting

Pass

What we checked. Habitable rooms, corridors and hallways have light suitable for their use, with artificial light at night.



Photo 19. Hallway: ceiling light working

12 Ventilation

Observation

What we checked. Adequate ventilation in habitable rooms, bathroom, shower, toilet and laundry.

OBSERVATION

Bathroom exhaust fan not operating. The openable window still ventilates the room; fan repair recommended.



Photo 20. Bathroom fan: did not run when switched on



Photo 21. Bathroom window: opens and closes

13 Windows

Pass

What we checked. Openable external windows have a working latch and can be kept open or closed.



Photo 22. Bedroom 1 window: latch locks

14 Window coverings

Pass

What we checked. Bedrooms and living areas have curtains or blinds that close, block light and give privacy.



Photo 23. Bedroom 1: curtains close, block light



Photo 24. Bedroom 2: roller blind closes

15 Window covering cord anchors

Action needed

What we checked. Every corded internal blind or curtain has an anchor so the cord cannot form a loop.

ACTION REQUIRED

Bedroom 2 roller blind: cord not anchored. Fit a cord anchor.



Photo 25. Bedroom 2 blind: cord hangs free to near the floor, no anchor fitted

SAFETY CHECKS

Gas, electrical and smoke alarm checks

Dates as supplied on the day. These checks were not carried out as part of this inspection.

Last electrical safety check	**10/03/2025**
Electrician	**Not supplied**
Last gas safety check	**Not supplied**
Last smoke alarm check	**Not supplied**

Rental providers must arrange an electrical safety check every 2 years, and a gas safety check every 2 years if the property has gas appliances, fixtures or fittings. These must be done by a licensed or registered electrician and a licensed or registered gasfitter. They are not part of our report.

COMMENTS

Inspector's comments

Overall the property presents well. Two items need attention before the next renter moves in: a cord anchor for the bedroom 2 blind, and an electrician to confirm safety-switch coverage. The bathroom exhaust fan isn't working; the room still has an openable window, but a repair is recommended.

LOOKING AHEAD

2027 energy efficiency readiness

New minimum energy efficiency standards are phased in from 1 March 2027, mostly triggered by a new rental agreement or a move to month-to-month: ceiling insulation where there is none, 4-star shower heads and efficient cooling in the main living area, with efficient replacements when heating or hot water fails. Draughtproofing follows from 1 July 2027. These observations are not a compliance finding.

Ceiling insulation	**None**
Gaps or draughts at doors, windows or vents	**Yes**



Photo 26. Roof space: no ceiling insulation seen from the manhole



Photo 27. Rear door: daylight under the door, no seal

SCOPE

What this report covers

A visual, non-invasive inspection of the readily accessible areas of the property against the 15 rental minimum standards in Schedule 4 of the Residential Tenancies Regulations 2021, as they appeared on the inspection date. Furniture, stored items and locked or unsafe areas may have limited what could be seen. Conditions can change after the inspection.

This report is not legal advice, a building inspection, a pest inspection, or a gas or electrical safety check, and it is not issued by or on behalf of Consumer Affairs Victoria. For the standards themselves, see consumer.vic.gov.au.

INSPECTED BY

Inspector	
Qualifications / experience	
Inspection date	**20/11/2026**
Photos in this report	**27**

Sample report. 12 Example Street, the people named and the photos are illustrative, not a real property.