



EPIC INSPECTIONS

COMPLIANCE SERVICES AND PACKAGES

MAKING HOMES SAFER

1300 000 160 | ACN 645 787 677 | REC 32058

Residential tenancy regulations and updates

Over 130 new regulations for rental properties came into effect in Victoria on the 29th of March, 2021. Rental property providers are now required to ensure their rental properties are in compliance with the new regulations.

Key changes for rental providers

Gas safety

All gas appliances and fittings must be checked for safety and compliance by an authorised gas fitter every 2 years. If a detailed check has not been completed in the previous 2 years, it must be arranged as soon as possible.

Electrical safety

All electrical appliances and fittings must be checked for safety and compliance by a licensed electrician every 2 years. If a detailed check has not been completed in the previous 2 years, it must be arranged as soon as possible.

Smoke alarm safety

All smoke alarms must be compliant with Australian Standard AS 3786 and be tested every year for safety and compliance by an authorised tradesperson.

Responsibilities of compliance providers

Compliance providers are required to:

- Complete detailed gas safety, electrical safety, and smoke alarm safety checks as required by updated legislation.
- Maintain a digital compliance trail for 7 years of every rental property enrolled with them.
- Ensure the service and compliance report contains the date and time of service, service results, details of repairs or recommendations, and the name and license number of the tradesperson who completed the service.
- Provide a copy of the most recent completed safety check to the renter within 7 days after receipt by the rental provider of a written request from the renter.

At Epic Inspections, we'll look after you!

Why choose Epic Inspections

Epic Inspections is a leading supplier of compliance inspections services for Victorian landlords. Top-shelf customer experience, sharp pricing, and workmanship set us apart.

The Epic difference

Customer experience

A1 customer experience is our number one priority. We strive to schedule inspections within 7 days of a booking being placed. We issue invoices and compliance reports on the day of the service.

Pricing

At Epic Inspections, we believe in sharp and very transparent pricing. There will never be any surprise charges with us. Details of our pricing structure starts from page 4 of this brochure.

Workmanship

We pride ourselves in our workmanship and work ethic. All our work is guaranteed for 12 months from the day of the service. Our packages can be completely customized to cater for your needs.

Bookings, compliance reports and invoices

We provide an online portal to you for schedule inspections, download invoices, and view upcoming appointments. Our portal enhances your experience and is very easy to use.

We will email you your compliance reports, job photos, and invoices the day we complete the service. We will maintain a 7 year digital compliance trail as required by legislation.

A 10% discount will automatically be applied to your invoices if you enrol 2 or more properties and 20% for more than 4 properties. There is no setup or initial fee.

Our invoices can be paid for by bank transfer (EFT), PayPal, or via Commonwealth Bank of Australia's secure payment gateway using your credit card. We never store your credit card details.

Callout exclusions

Callouts exclude general faults in gas or electrical appliances and all types of lighting fixtures. Tenant-supplied appliances such as microwaves and fridges are excluded. Solar panel systems and light globes are also not included. Prices exclude GST.

One-Stop Home Safety Package

Biennial electrical safety and gas safety servicing and compliance checks. Yearly smoke alarm safety servicing and compliance checks.

Pricing

For properties with two or more gas appliances

Year one - \$520

Year two - \$99

Year three - \$450

Year four - \$99

Year five - \$450

and so on.

For properties with only one gas appliance

Year one - \$450

Year two - \$99

Year three - \$400

Year four - \$99

Year five - \$400

and so on.

Package Details

- Safety & compliance check every 2 years for all gas and electrical appliances, fittings & installations.
- Annual service, cleaning, and safety check of all smoke alarms.
- Assessment and positioning of smoke alarms to ensure compliance with Australian Standard AS 3786.
- Carbon Monoxide spillage and negative pressure tests.
- Main gas line pressure retention tests.
- Polarity tests and earth loop checks of all accessible power points.
- Switchboard inspection, insulation checks, and safety switch checks.
- Free callouts throughout the year for beeping or chirping smoke alarms.
- Free replacement of faulty or damaged thermocouples, light switches, power points, safety switches, faulty smoke alarms, and more.
- Free gas and electrical safety callouts throughout the time the property is enrolled with us.
- Comprehensive 24 month warranty on all work we complete.
- Same-day digital compliance reports upon completion of each service.

Gas & Electrical Safety Service

Biennial electrical safety and gas safety servicing and compliance checks.

Pricing

For properties with two or more gas appliances

Year one - \$450
Year three - \$400
Year five - \$400
Year seven - \$400
and so on.

For properties with only one gas appliance

Year one - \$400
Year three - \$350
Year five - \$350
Year seven - \$350
and so on.

What's included

- Safety & compliance check every 2 years for all gas and electrical appliances, installations & fittings.
- Carbon Monoxide spillage and negative pressure tests.
- Main gas line pressure retention tests.
- Polarity tests and earth loop checks of all accessible power points.
- Switchboard inspection, insulation checks & safety switch checks.
- Comprehensive 24 month warranty on all work we complete.
- Same-day digital compliance reports upon completion of each service.
- Free replacements of faulty and damaged thermocouples, light switches, power points, fuses, safety switches & more.
- Free gas and electrical safety callouts throughout the time the property is enrolled with us.
- Free service callouts throughout the time the property is enrolled with us.

Electrical & Smoke Alarm Safety Service

Biennial electrical safety and yearly smoke alarm safety servicing and compliance checks

Pricing

Year one - \$400

Year two - \$99

Year three - \$350

Year four - \$99

Year five - \$350

and so on.

What's included

- Safety & compliance check every 2 years for all electrical appliances, installations & fittings.
- Annual service and safety check of smoke alarms by a highly experienced and licensed A grade electrician.
- Assessment and positioning of smoke alarms to ensure compliance with Australian Standard AS 3786.
- Polarity tests and earth loop checks of all accessible power points.
- Switchboard inspection, insulation checks & safety switch checks.
- Free callouts throughout the year for beeping or chirping smoke alarms.
- Comprehensive 24 month warranty on all work we complete.
- Same-day digital compliance reports upon completion of each service.
- Free replacements of faulty and damaged smoke alarms, light switches, power points, fuses, safety switches & more
- Free electrical safety callouts throughout the time the property is enrolled with us.

Smoke Alarm Safety Service

Yearly smoke alarm safety servicing and compliance checks.

Pricing

\$99 per year.

What's included

- Annual service and safety check of smoke alarms by a highly experienced and licensed A grade electrician.
- Assessment and positioning of smoke alarms to ensure compliance with Australian Standard AS 3786.
- Replacement of faulty or expired smoke alarms.
- Thorough artificial smoke, decibel, and alarm button checks.
- Expiry date check and record.
- Free callouts throughout the year for beeping or chirping smoke alarms.
- Free battery replacements.
- Comprehensive 12 month warranty on all work we complete.

Enrol your properties today with Victoria's leading provider of compliance inspections

Phone: 1300 000 160

Email: contact@epicinspections.com.au

Web: www.epicinspections.com.au

Booking [Client portal](#)
link: