



(v2) PropertySafe - Electrical Installation Audit

2 Jun 2021 / Electrical / i56343

Complete

Score	0%	Failed items	0	Actions	4
Inspection No					i56343
Electrical					Electrical
Purchasor/Landlord Name					Stuart Davis
Status					Owner
Home Phone Number					
Mobile Number					0408921791
Conducted on					2nd Jun, 2021 4:05 AM GMT
Audited by: (First Name Only)					Chris

Actions

4 actions

PART 1 - SUPPLY & SWITCHBOARDS / B: SWITCHBOARDS

B2. Fire Resistance

Attention Recommended

Some wearing noted.

To do | Priority Low | Due 9th Jun, 2021 4:14 AM GMT | Created by Karen Peters

Suggest that attention is given to minor repairs of the seals.

PART 1 - SUPPLY & SWITCHBOARDS / B: SWITCHBOARDS

B3. Switchboard Enclosure

Unsafe Urgent Action Required

The lock is broken.

To do | Priority High | Due 9th Jun, 2021 4:15 AM GMT | Created by Karen Peters

Urgently need to repair the lock to prohibit access.

PART 2 - DISTRIBUTION BOARDS / C: DISTRIBUTION BOARDS

C5. Location and Accessibility

Attention Recommended

Access partially restricted.

To do | Priority Low | Due 9th Jun, 2021 4:17 AM GMT | Created by Karen Peters

A lot of tenant surplus furniture was stored in and around and access to Distribution Board would be easier if all this was removed.

PART 3 - WIRING & ACCESSORIES / F: WIRING

F7. Light Fittings

Attention Recommended

Some worn and brittle.

To do | Priority Low | Due 9th Jun, 2021 4:18 AM GMT | Created by Karen Peters

Worn and brittle light fittings would benefit from replacement.

Details

B. Address of the Installation to be Audited

Address 99 Dover St, Cremorne VIC 3121,
Australia
(-37.8284129, 144.9918326)

Estimated age of the electrical installation (years) 50

Evidence of alterations or additions Yes

New RCD installed

Estimated age of property alternations/additions 5

Date of Previous Audit (if any)

C. Purpose of Report

Purpose for which this report is requested Victorian, Safer Home Evaluation

D. Extent of the Installation and Limitations of the Inspection and Testing

Extent of the electrical installation and agreed limitations, if any, on the inspection and testing

Limited due to accessibility at side of house as meter box partially obscured by stuff.

Additional Comments

PART 1 - SUPPLY & SWITCHBOARDS

2 actions

Instructions:

If "Attention Recommended" or "Unsafe Urgent Action Required" is selected, please raise an action using the "Action" button (located at the bottom right of each question)

A: SUPPLY MAINS

A1. Power company equipment	Adequate and Satisfactory
Phases	Phase 1 Phase 2 Phase 3
A2. Consumers mains	Adequate and Satisfactory
Noted a relatively new RCD installed	
A3. Meter enclosure	Adequate and Satisfactory

B: SWITCHBOARDS

2 actions

B1. Location and Accessibility	Adequate and Satisfactory
B2. Fire Resistance	Attention Recommended
Some wearing noted.	
To do Priority Low Due 9th Jun, 2021 4:14 AM GMT Created by Karen Peters	
Suggest that attention is given to minor repairs of the seals.	
B3. Switchboard Enclosure	Unsafe Urgent Action Required
The lock is broken.	
To do Priority High Due 9th Jun, 2021 4:15 AM GMT Created by Karen Peters	
Urgently need to repair the lock to prohibit access.	
B4. Circuit interconnection (crossed wiring)	Adequate and Satisfactory
B5. Circuit protection (Sizes)	Adequate and Satisfactory
Type	Main Earth and Electrode
B6. Main Earth	Adequate and Satisfactory
B7. Safety Switch/es	Installed on all socket outlet circuits
B8. Safety Switch/es	Adequate and Satisfactory
Noted new RCD was installed at some point.	

PART 2 - DISTRIBUTION BOARDS

1 action

C: DISTRIBUTION BOARDS

1 action

Phases	Phase 1 Phase 3 Phase 2
C1: Supply Submain	Adequate and Satisfactory
C2 Switchboard	Adequate and Satisfactory
C3. Switchboard Enclosure	Adequate and Satisfactory
C4. Fire resistance	Adequate and Satisfactory
C5. Location and Accessibility	Attention Recommended
Access partially restricted.	
To do Priority Low Due 9th Jun, 2021 4:17 AM GMT Created by Karen Peters	
A lot of tenant surplus furniture was stored in and around and access to Distribution Board would be easier if all this was removed.	
C6. Circuit interconnection (crossed wiring)	Adequate and Satisfactory
C7. Circuit protection (Sizes)	Adequate and Satisfactory
Type	Main Earth, Electrode & MEN
C8. Earthing System	Adequate and Satisfactory
C9. Safety switches	Installed on all socket outlet circuits
C10. Safety Switch/es	

PART 3 - WIRING & ACCESSORIES

1 action

F: WIRING

1 action

F1. Power Circuits	Adequate and Satisfactory
F2. Lighting Circuits	Adequate and Satisfactory
F3. Cooking Circuit	Adequate and Satisfactory
F4. Hot Water Circuit	Adequate and Satisfactory
F5. Air Conditioning Circuit	Not Installed
F6. Socket Outlets	Adequate and Satisfactory
F7. Light Fittings	Attention Recommended

Some worn and brittle.

To do | Priority Low | Due 9th Jun, 2021 4:18 AM GMT | Created by Karen Peters

Worn and brittle light fittings would benefit from replacement.

F8. Light Switch/es	Adequate and Satisfactory
F9. Smoke alarm/detector	Adequate and Satisfactory
F10. Carbon Monoxide Alarm	Not Installed
F11. Emergency Lighting	Not Installed

PART 4 - FIXED ELECTRICAL APPLIANCES

Note: Fixed appliances are checked where electricity supply is available and for basic operation only.
No detailed technical testing is performed on appliances

K: APPLIANCES

K1. Oven	Adequate and Satisfactory
K2. Hot plates	Adequate and Satisfactory
K3. Hot Water System	Adequate and Satisfactory
K4. Dishwasher	Adequate and Satisfactory
K5. Range hood	Adequate and Satisfactory
K6. Exhaust fans	Adequate and Satisfactory
K7. Air conditioning unit	Adequate and Satisfactory
K8. Ceiling fans	Adequate and Satisfactory
Only in living area	

PART 5 - SUPPLEMENTARY/STANDBY ENERGY SUPPLY

GENERATOR SUPPLY

Type	Motor Generator
S1. Power company equipment	Adequate and Satisfactory
Phases	Phase 3
S2. Generator Source	Adequate and Satisfactory
S3. Generator mains	Adequate and Satisfactory
S4. Isolation Facilities	Adequate and Satisfactory
S5. Inverter equipment	Adequate and Satisfactory
S6. Location and Accessibility	Adequate and Satisfactory
S7. Switchboard connections	Adequate and Satisfactory
S8. Battery Energy Storage System	Adequate and Satisfactory

TESTS

MAIN EARTH CONDUCTOR

Result obtained

287 amps

Notes

Status

Pass

SUBMAIN EARTH SYSTEM

Result obtained

Pass based on Polarity and connections test of circuits/wiring installed

Notes

Status

Pass

EQUIPOTENTIAL BONDING

Result obtained

Earth resistance test successful

Notes

Status

Pass

SUBCIRCUIT PROTECTIVE EARTHINGS

Result obtained

Successful polarity and connections test of circuits/wiring installed

Notes

Status

Pass

AUDIT REPORT

The purpose of this electrical installation audit report is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service. This report provides an assessment of the condition of the electrical installation at the time it was inspected, taking into account the stated extent of the installation and the limitations of the inspection and testing.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the electrical installation audit was carried out. The report consists of at least nine (9) numbered pages, additional pages may have been provided to permit further relevant information concerning the installation to be recorded. The report has a reference number, which is traceable by the auditor who completed the report.

This electrical installation audit report is not a substitute for a Certificate of Electrical Safety and cannot be relied on as part of certification of a Certificate of Electrical Safety

GUIDANCE ON RESULTS

Only one result code should be given for each recorded observation.

RESULT CODE - ADEQUATE AND SATISFACTORY

Where an observation has been given a result of "Satisfactory", the item complies with the Wiring Rules (applicable at the time of installation) and no further action is required.

RESULT CODE - ATTENTION RECOMMENDED

Where an observation has been given a result of "Attention Recommended", the item requires remedial work. Whilst the safety of those using the installation may not be at immediate risk, remedial work should be undertaken as soon as possible to improve the compliance and safety of the installation.

It is recommended that this remedial work be carried out within three months; the auditor issuing this report will be able to provide further assistance.

RESULT CODE - UNSAFE, URGENT ACTION REQUIRED

Where an observation has been given a result of "Unsafe, urgent action required", the item requires urgent attention as the safety of those using the installation may be at risk.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the potential danger.

DECLARATION

I, being the person responsible for the audit of the electrical installation (as indicated by my signature below), particulars of which are described above (see B), having exercised reasonable skill and care when carrying out the audit, hereby declare that the information in this report, including the observations (see G), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the audit and the limitations of the visual inspection and testing (see D).

I, further declare that in my judgment, the condition of the said installation was (Please select your response) at the time the audit was carried out. This does not preclude the possibility that other defects may exist.

Safe

INSPECTION, TESTING AND ASSESSMENT BY:

Name
(First Name Only)

Dave

Phone	0453456323
Company	Energy Electrical
License Number	EE578456
Date of Audit	1st Jun, 2021

OBSERVATIONS AND RECOMMENDATIONS FOR ANY ACTIONS TO BE TAKEN

The following observations and recommendations are made