

Electrical Safety Check

Product Detail Document

Service Inclusions

The purpose of the Electrical Safety Check is to assess whether the Property is compliant with the standards for electrical installations, appliances and fittings at rental properties in accordance with the relevant Victorian residential tenancies legislation.

The service is provided in the form of a residential property Inspection and Report by a licenced electrician.

Inspection

Subject to the Service Exclusions listed below, the Electrical Safety Check includes the inspection of the electrical installations, appliances and fittings listed below and consists of:

- switchboard inspection and tests;
- earth continuity tests
- power point and light switch tests;
- polarity and correct connections tests;
- RCD tests;
- electrical appliance inspection; and
- assessment of correct installation.

Electrical installations, appliances and fittings inspected and verified include (where applicable):

- Main switchboard and main earthing system;
- Kitchen, including dishwasher
- Bathroom(s)
- Bedroom(s)
- Living Room(s)
- Laundry
- Garage
- Electric water heater
- Electric room/space heaters

Visual, non-intrusive inspections of the following are also included (where applicable):

- Consumer mains and switchboard
- Exposed earth electrodes

- Metallic water pipe bond
- RCD safety switch
- Circuit protection
- Sockets – outlets
- Light fittings
- Air conditioner
- Cooking equipment and dishwasher
- Exhaust and ceiling fans
- Washing machine and dryer

Report

The Report is not an all-encompassing report that deals with all aspects of the Property. The recommendations are limited to details of the Inspection as set out above and:

- a. residential health and safety issues where there are reasonably foreseeable risks that could result in sickness, injury or death; and
- b. recommendations which address the current electrical requirements under the relevant residential tenancies legislation.

The Report is prepared on the basis that the use of the Property will continue as a residential property and is not suitable for Workplace Health and Safety purposes.

Service Exclusions

We do not inspect, test, or operate any appliance or fitting other than those explicitly stated as part of the Service Inclusions listed above.

Items not inspected include:

- a. house wiring;
- b. fireplaces or fixed heaters;
- c. hot water systems;
- d. portable electrical equipment;
- e. security/alarm equipment including cameras and alarms;
- f. pool pumps and pool fittings.

Conditions not inspected for include:

- a. lighting adequacy or night-time visibility with regard to safety or security; or
- b. the presence of power points within the splash zone of flexible hand held shower units.

Service can only be provided to buildings classified under classes 1a or 2 of the National Construction Code (NCC):

- a. Class 1a: domestic or residential buildings - a single dwelling or one of a group of attached dwellings, e.g., a terrace house; and
- b. Class 2: domestic apartment buildings – a building containing two or more sole-occupancy units. This may include single-story attached dwellings with a common space below.

The following services cannot be provided:

- a. in relation to Class 2 buildings defined above, inspections of common spaces; or
- b. inspections of commercial properties.

Areas not inspected include:

- a. roof surface and void
- b. attics
- c. sub-floor
- d. crawl spaces
- e. cupboard extensions
- f. wall cavities
- g. below carpets
- h. behind furniture and storage
- i. retaining walls, dams and waterways
- j. any structure further than 20 metres from the main dwelling
- k. any area not clearly visible from ground.