



COMPLIANCE INSPECTION REPORT

G.E.C ELECTRICAL / 41 Carnoustie Grove Mornington 3931 VIC / email:

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This electrical safety check is for electrical safety purposes only and is in accordance with the requirements of the Residential Tenancies Regulations 2021 and is prepared in accordance with section 3&4 of the Australian/New Zealand Standard AS/NZS 3019, Electrical installations—Periodic verification to confirm that the installation is not damaged or has not deteriorated so as to impair electrical safety; and to identify installation defects and departures from the requirements that may give rise to danger. **This safety check shall include Verification by visual and limited testing as set out by the standards.**

SECTION A.

Inspection Number:	0135
Inspection Address	41 , Carnoustie grove Mornington , VIC, 3931
Inspection Date	Tuesday, July 12, 2022
Inspector Name	Spencer Grant
A Grade License number	42923
R.E.C	19399
Mobile	0405272769

Please see SECTION H the last part of this document for results of this Electrical safety check & Remedial actions if required to comply to AS 3019/3000 standards.

Take Photo of property



EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Details of those parts of the installation and limitations of the safety check covered by this certificate Tick those parts of the installation included in the safety check:-

SECTION B. PARTS

	Applicable	Not Applicable
Consumer Mains	✓	
Switchboards	✓	
Exposed earth electrodes		✓
Metalic water pipe bond	✓	
RCDs (safety switches)	✓	
Circuit protection (CB/Fuses)	✓	
Socket outlets	✓	
Light fittings	✓	
Electric Water heaters	✓	
Air Con		✓

	Applicable	Not Applicable
Space heaters	✓	
Cooking Equipment	✓	
Dish washer	✓	
Exhaust fans	✓	
Ceiling fans	✓	
Washing machine/ Dryer	✓	
Installation wiring	✓	
Solar and other renewable Systems		✓
Swimming pool equipment		✓
Vehicle Chargers		✓

SAFETY CHECK VISUAL INSPECTION AS PER AS/NZS 3019:2007

As far as practicable a VISUAL INSPECTION of the following items has been carried out per the requirements of section 3 and 4 of the

Australian/New Zealand Standard AS/NZS 3019:2007 Electrical installations—Periodic Verification

SECTION C. VISUAL CHECK

	Acceptable	Needs Repair	N/A
Consumer Mains	✓		
Switchboards	✓		
Exposed earth electrodes			✓
Metalic water pipe bond	✓	✓	
RCDs (safety switches)	✓		
Circuit protection (CB/Fuses)	✓		
Socket outlets	✓		
Light fittings	✓		
Electric Water heaters			✓
Air Con			✓
Space heaters	✓		
Cooking Equipment	✓		
Dish washer	✓		
Exhaust fans	✓		
Ceiling fans	✓		

	Acceptable	Needs Repair	N/A
Washing machine/ Dryer	✓		
Installation wiring	✓		
Solar and other renewable Systems			✓
Swimming pool equipment			✓
Vehicle Chargers			✓

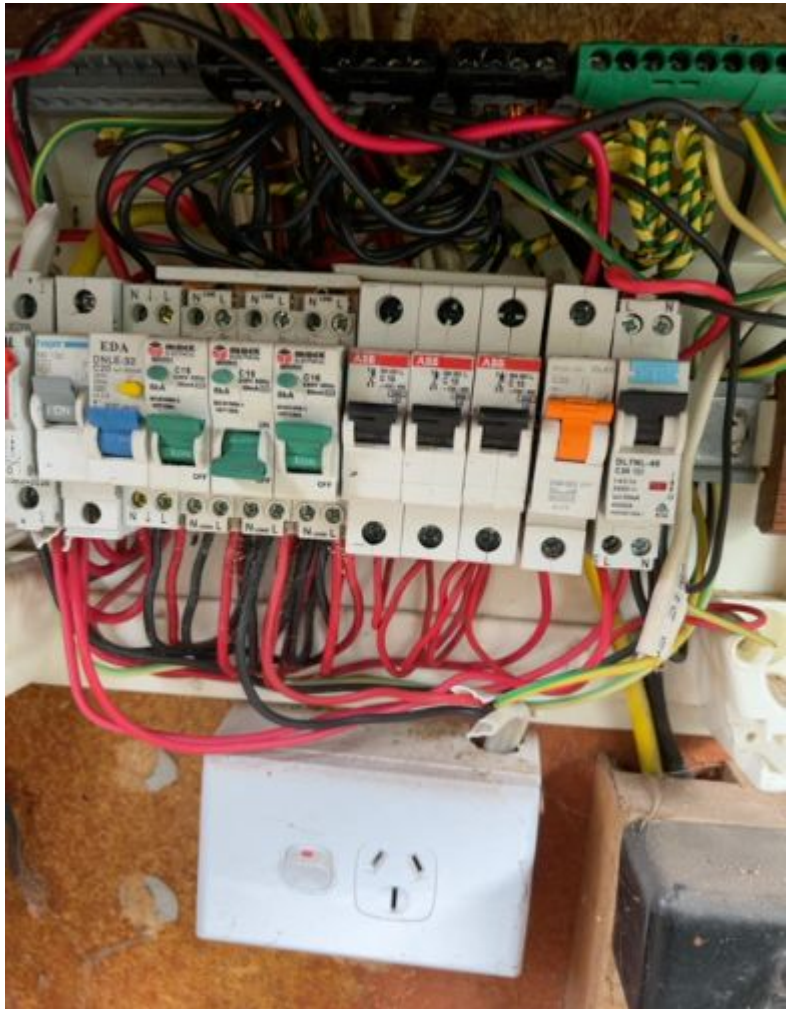
Are all Power points & Switches visually sound?

Yes

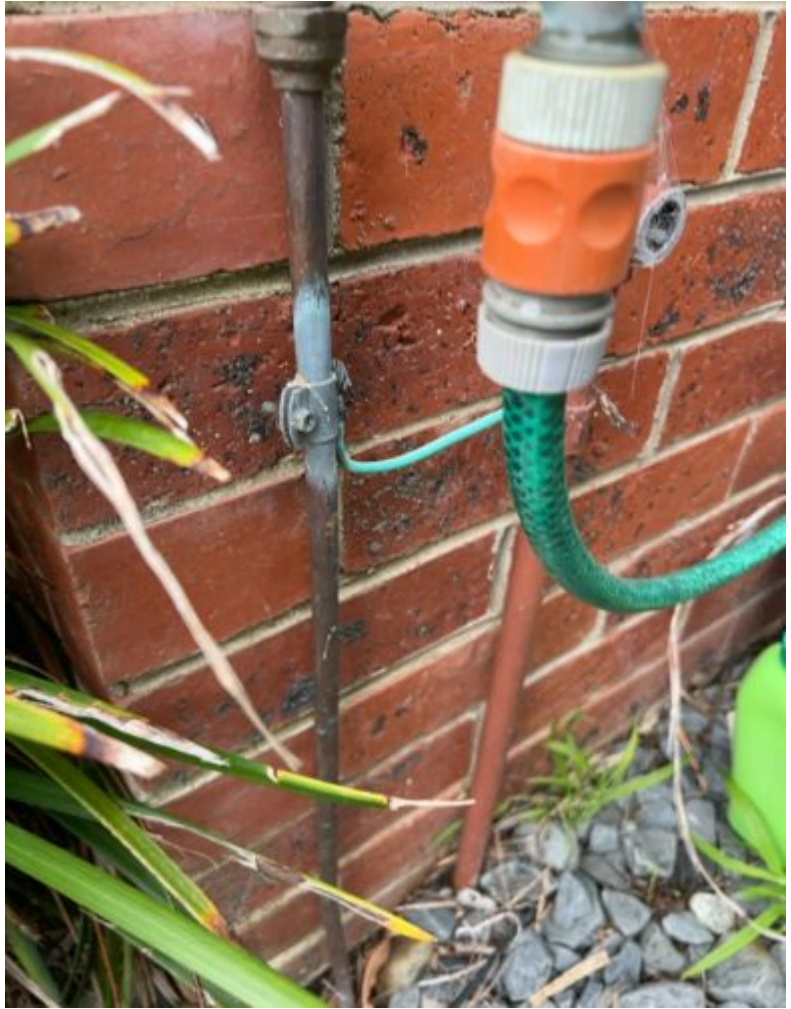
SWITCH BOARD



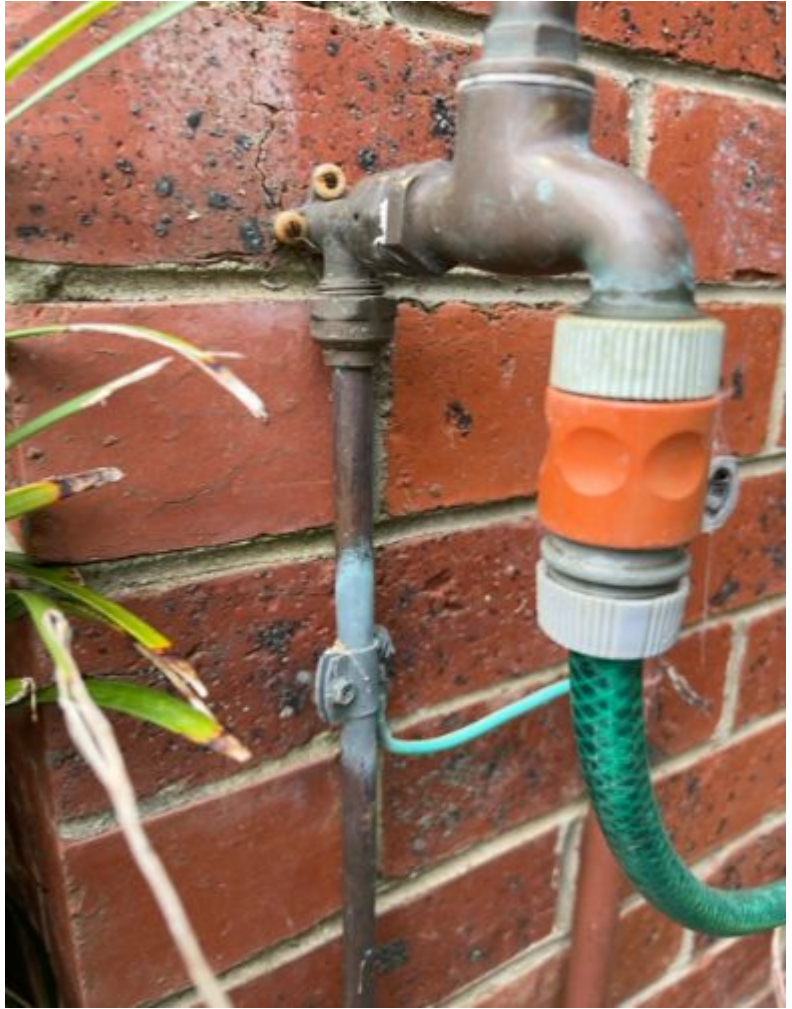
SWITCH BOARD COVER OFF



Main Earth



Damaged Parts of installation



Damaged Parts of installation



SECTION D. SAFETY CHECK - VERIFIED BY TESTING

As far as practicable TESTING of the following items has been carried out per the requirements of Section 4 of the Australian/New Zealand Standard AS/NZS 3019:2007 Electrical installations—Periodic Verification: strike out those parts of the installation if not applicable – add additional information if required.

Are fixed wired appliances (Class 1) connected to earth? Yes

Class1: Below .05 Ohms

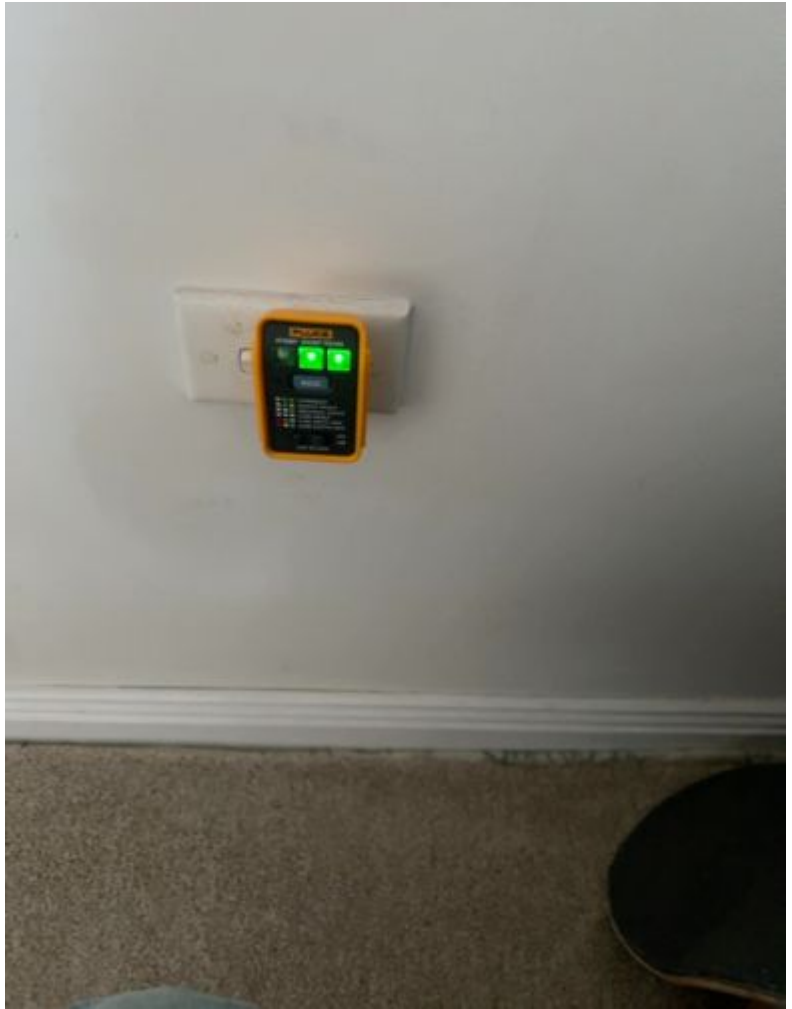


SECTION D: VERIFIED BY TESTING- POLARITY TESTING/ EATHING RESISTANCE VALUES & BONDING / EARTH FAULT LOOP IMPEDANCE Table 3.1 AS 3017

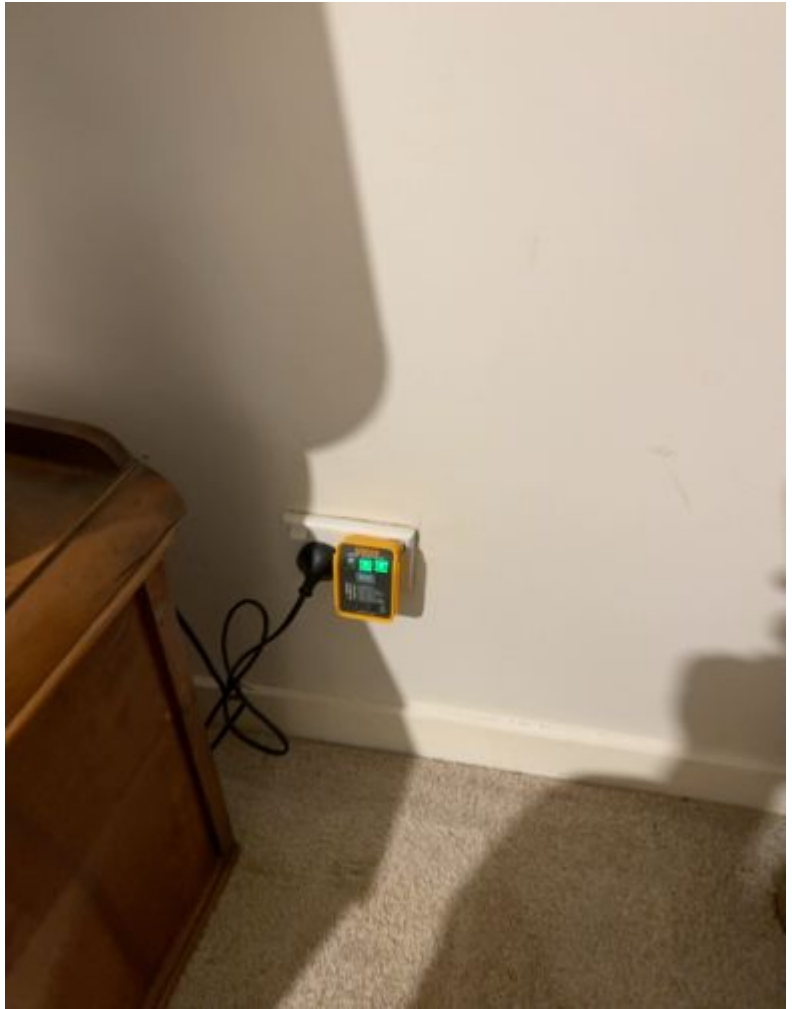
	POLARITY CORRECT	MAIN EARTH RESISTANCE/BONDING Ohms	EARTH LOOP OHMS	FAIL	N/A
Consumer Mains	✓				
Switchboards	✓				
Earth Electrode					✓
Circuit protection CB/Fuses	✓				
Socket outlets	✓				
Light fittings	✓				
Electric Water heaters					
Air Con					✓
Cooking Equipment		.39			

	POLARITY CORRECT	MAIN EARTH RESISTANCE/BONDING OhmS	EARTH LOOP OHMS	FAIL	N/A
Dish washer		.26			
Exhaust fans	✓	.4			
Ceiling fans					✓
Washing machine/ Dryer		.1			
Swimming pool equipment					✓
Vehicle Chargers					✓
Metal water pipe bond		.1			
KITCHEN	✓		.43		
LIVING	✓		.78		
DINNING	✓		.26		
BEDROOM	✓		.7		
LAUNDRY	✓		.59		
POOL					✓
A/C					✓
LIGHTING	✓				
FRIDGE/FREEZER		.26			
OTHERS	✓	Coffee machine .15			

TEST RESULTS:



TEST RESULTS:



TEST RESULTS:



TEST RESULTS:



TEST RESULTS:



TEST RESULTS:



TEST RESULTS:



TEST RESULTS:



TEST RESULTS:



TEST RESULTS:



SECTION E. VERIFIED BY TESTING CONTINUED- RCD TESTING: Push button test

	PUSH BUTTON Pass/Fail	Optional: TIME m/sec
POWER CIRCUIT	PASS	8
POWER CIRCUIT	PASS	8.2
POWER CIRCUIT	PASS	17.6
POWER CIRCUIT	FAIL	Does not re-energise
POWER CIRCUIT	PASS	
POWER CIRCUIT		
POWER CIRCUIT		
LIGHTING		
LIGHTING		
LIGHTING		
LIGHTING		
POOL		
OVEN	PASS	

	PUSH BUTTON Pass/Fail	Optional: TIME m/sec
A/C		
H/W		
HOT PLATE		
OTHER		
OTHER		
OTHER		

Take Photo



Take Photo



Take Photo

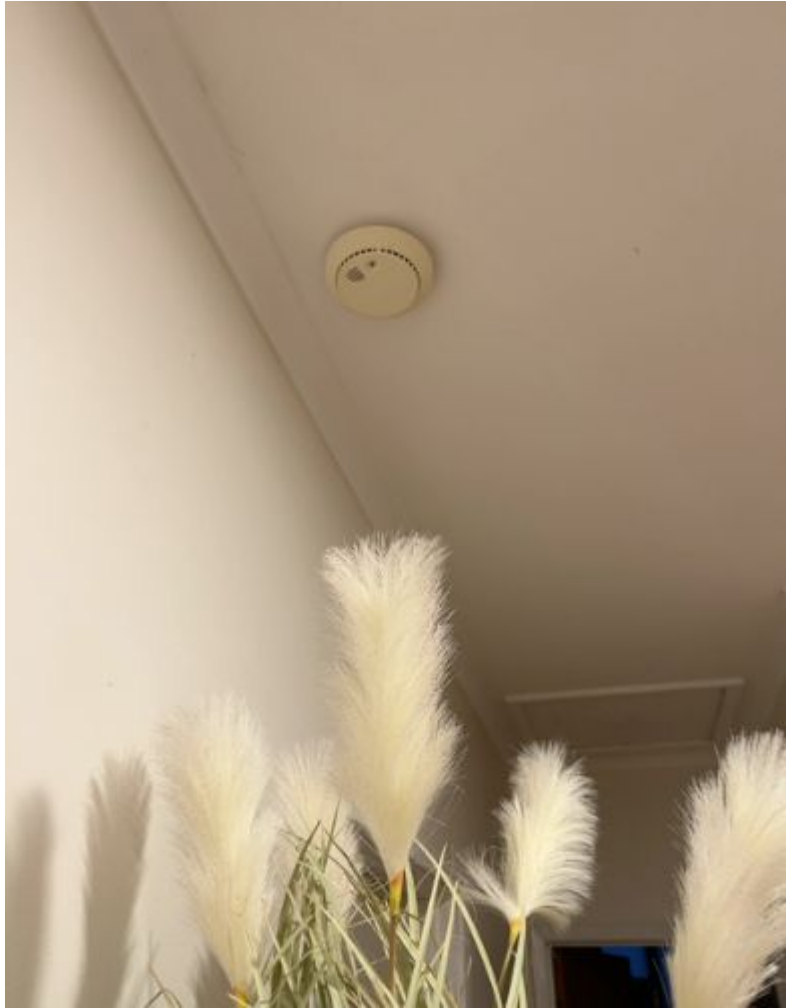


SECTION F. SMOKE ALARMS

All smoke Alarms are correctly installed and in working condition, and have been tested according to manufacturers instruction? Smoke alarms must be tested every 12 Months in accordance with Residential Tenancy Regulations 2021. Properties built after 1997 are required to have hard wired smoke alarms.

Yes

Smoke Alarm



SECTION G. Observations and recommendations for any action to be taken due to Electrical defects detected in the Installation

Did this Tenancy pass the Electrical installation check?

	PASS	FAIL
SECTION C:		✓
SECTION D:	✓	
SECTION E:		✓
SECTION F:	✓	

**ATTENTION RECOMMENDED
REMEDIAL WORKS REQUIRED:**

Earth Label missing on water pipe next to gas meter

URGENT ACTION REQUIRED:

RCBO would not operate after push button test .
Replacement needed asap

ELECTRICAL CHECK CERTIFICATION

Electrical safety check completed by: S.C.Grant

I the above-named licensed electrician have carried out an electrical safety check of this residential tenancy per the requirements of the Residential Tenancies Regulations 2021 and set out in the Australian/New Zealand

Standard AS/NZS 3019, "Electrical installations—Periodic verification, and have recorded my observations and recommendations.

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

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. ELECTRICAL INSTALLATION AUDIT REPORT - CUSTOMER

Signature



Next 2year inspection date:

Thursday, July 11, 2024

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R.E.C 19399

