



# Electrical & Smoke Report

Complete

## Summary

Powered by AI

This report covers an electrical and smoke inspection conducted at **14 Sanctuary Place, Mornington 3931** (Job Number: 000008), completed on 8 May 2026 by Spencer Grant.

**The property passed the inspection overall**, with no issues identified at the time of inspection. Key findings include:

- All tested electrical areas — including kitchen, bathrooms, bedrooms, living areas, laundry, and garage — returned satisfactory results
- RCDs/RCBOs, circuit breakers, consumer mains, switchboard enclosure, and accessible socket-outlets all passed testing
- Appliances including oven, dishwasher, air conditioners, exhaust fans, and cooking equipment were found operational and visually safe
- All smoke alarms were confirmed correctly installed, tested, and operational, with batteries changed; no alarms required replacement

The next smoke alarm check is due **7 April 2027**, which is also the date of the next scheduled inspection.

<b>Score</b>	38 / 38 (100%)	<b>Flagged items</b>	0	<b>Actions</b>	0
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## Site conducted

Unanswered

This electrical safety check is for electrical safety purposes only and is in accordance with requirements of the Residential Tenancies Regulations 2021 and is prepared in accordance with section 2 of the Australian/New Zealand Standard AS/NZS 3019, Electrical installation - 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.

**Inspection Address:** 14 Sanctuary Place,  
Mornington  
3931

**Job Number** 000008

**Agent / Land Lord**

**Date of previous safety check: (if any)**

## Photo of Property

### PROPERTY PHOTO



Photo 1

### B. Extent of the installation and limitations of the inspection and testing

12 / 12 (100%)

Details of those parts of the installation and limitations of the safety check covered by this certificate, "Yes" parts of the installation that is included in the safety check - "No" parts of the installation if not accessible - "N/A" parts of the installation if not included in the safety check - add additional information if required. IMPORTANT DO NOT CONDUCT ELECTRICAL INSPECTION UNTIL MAIN EARTHING SYSTEM IS ESTABLISHED AND PASSES REQUIRED TEST.

<b>Main earth system</b>	Yes
<b>Kitchen</b>	Yes
<b>Bathroom (main)</b>	Yes
<b>Other bathrooms/ensuites</b>	Yes
<b>Bedroom (main)</b>	Yes
<b>Other bedrooms</b>	Yes
<b>Living room</b>	Yes
<b>Other living areas</b>	Yes
<b>Laundry</b>	Yes
<b>Garage/Carport</b>	Yes
<b>Electric water heater</b>	N/A
<b>Oven</b>	Yes
<b>Dishwasher</b>	Yes

**Swimming pool/equipment**

N/A

**C. Safety check - verified by VISUAL INSPECTION**

12 / 12 (100%)

As far as practicable a VISUAL INSPECTION of the following items has been carried out as per the requirements of section 3 and 4 of the Australian/New Zealand Standard AS/NZS 3019:2007 Electrical installations - Periodic Verification: "Yes" parts of the installation that is included in the safety check - "No" parts of the installation if not accessible - "N/A" parts of the installation if not included in the safety check - add additional information if required.

**Exposed earth electrode**

N/A

**Metallic water pipe bond**

N/A

**Buried Direcet (unable to test)**

Yes

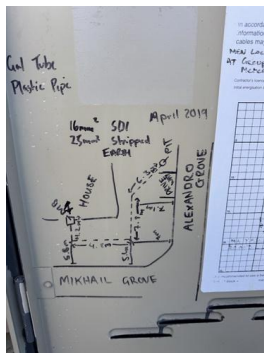


Photo 2

**Sub Board type no main Earth at property.(unable to test)**

Yes

**Photo of Switchboards**



Photo 3

**Photo of Switchboard without cover**

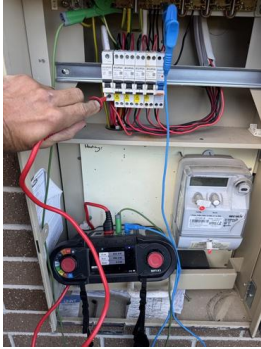


Photo 4

<b>Consumer Mains visual connection</b>	Pass
<b>RCDs/ RCBO'S (safety switches) are these compliant?</b>	Compliant
<b>Circuit Breakers : are these compliant</b>	Compliant
<b>Do Socket-outlets work correctly?</b>	Yes
<b>Are Light fittings in safe operational condition?</b>	Yes
<b>Are Light Switches working correctly</b>	Yes
<b>Electric water heater</b>	N/A
<b>Are Air conditioners operational?</b>	Yes



Photo 5



Photo 6



Photo 7

<b>Is the Cooking equipment visually safe and working?</b>	Yes
<b>Does Dishwasher operate?</b>	Yes



Photo 8

**Do all Exhaust fans work including kitchen Range hoods?**

Yes

**Are Ceiling fans operational?**

N/A

**Is swimming pool power in the correct zone and correct ip rated equipment connected?**

N/A

**D. Safety check - VERIFIED BY TESTING**

9 / 9 (100%)

As far as practicable TESTING of the following items has been carried out as per the requirements of 4 of the Australian/New Zealand Standard AS/NZS 3019:2007 Electrical installations - Periodic Verification: "Yes" parts of the installation that is included in the safety check - "No" parts of the installation if not accessible - "N/A" parts of the installation if not included in the safety check - add additional information if required.

**Polarity and correct connections testing**

9 / 9 (100%)

**Consumers mains**

Pass

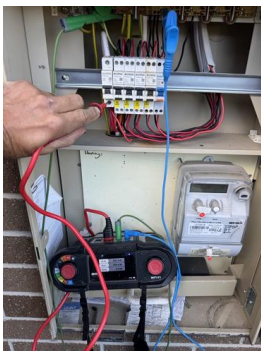


Photo 9

**Accessible Socket-outlets**

Pass



Photo 10

Earth continuity testing

7 / 7 (100%)

Mains earth conductor

N/A

Switchboard enclosure

Pass

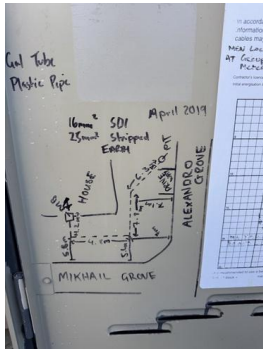


Photo 11



Photo 12

Metallic water pipe bond

N/A

Buried Direct (unable to test)

Pass

Sub Board type no main Earth at property. (unable to test)

Pass

Electric water heater

N/A

Cooking equipment if Electric

Pass



Photo 13



Photo 14



Photo 15

RCD (residual-current device/safety switch) testing

1 / 1 (100%)

**Results For all RCD'S/RCBO'S**

Pass



Photo 16

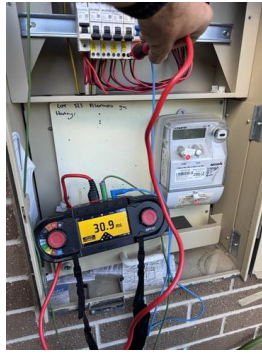


Photo 17



Photo 18



Photo 19



Photo 20

**E. Smoke Alarms**

3 / 3 (100%)

**Are all smoke alarms correctly installed and in working condition and have been tested according to the manufacturer's instructions and have had batteries changed?**

Yes

**Add Photos showing expiry dates and newly installed Batteries**

Yes



Photo 21



Photo 22

**Did any Smoke Alarms fail or need replacing due to being out of date or Faulty? Please add photos for proof or description of fault and newly installed alarms.**

No

**Next smoke alarm check is:**

07.04.2026

All smoke alarms must be tested according to the manufacturer's instructions at least once every 12 months.

F. Observations and recommendations for any actions to be taken

2 / 2 (100%)

**Did this Property Pass the Inspection**

Yes

**None identified at time of inspection**

Compliant

**Safe but non-compliant: Highly Recommended:- NON COMPLIANT**

**Urgent: Repair Required:- NON COMPLIANT**

Note Worthy

others:

G. Electrical Safety Check Certification

**Electrical safety check completed by:**

Spencer Grant

**License/REC:**



Photo 23

**Completion Time & Date:**

07.04.2026 11:13 AEST

**I the above named license electrician have carried out an electrical safety check of this residential tenancies per the requirements of 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.**

08.05.2026 11:14 AEST

**Next Inspection Due:**

07.04.2027

Quote for repair work \$

**Compliance repair cost**

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