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Electrical Assessment

Client – Cameron Olsen

Date 30/07/2020

Address- 3 Neidpath Road, Mornington,
Dunedin

Electrician – Devon English
Registration Number – E261212

Conditions of Assessment

The following statement of conditions is the basis upon which this Report is issued.

Statement of Conditions

1. This Report is issued at the request of the client and shall not be regarded as a guarantee of the performance or safety of the installation at the premises.
2. In relation to all general wiring work of the installation this Report shall only apply to readily visible wiring and other electrical apparatus or equipment. Accordingly this Report shall not apply to parts of the installation which are located in the roof, ceiling under floorboards or underground.
3. The opinions expressed in the Report document shall be deemed to be those held at the date of the report.

Guidance for Recipients for Priority Codes (PC)

Priority Code A - Requires Immediate Attention

When an observation has been given this code a danger exists and immediate remedial action is necessary 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 take other appropriate action such as switching off and isolating the affected part(s) of the installation to remove the potential danger.

Priority Code B - Requires Attention

This code indicates that while the safety of those using the installation may not be an immediate risk, remedial action should be taken as soon as possible to remove potential danger, and improve the safety of the installation.

Priority Code C - Highly Recommended

This code indicates that while the safety of the installation is not at risk we highly recommend that remedial action is carried out.

Priority Code D - Requires Further Investigation

This code indicates that the inspection has revealed an apparent deficiency which could not be fully identified, due to the extent or limitations of this inspection. Items which have been given Recommendation Code D should be investigated as soon as possible.

✓ Meets all Required Testing Criteria

Item Code (IC)

Refer to Explanation in the findings Assessment

Earthing	PC & IC
Main Earth Conductor	C1
Main Earth Electrode	C1
Bonding	✓

Mains & Aerials	PC & IC
Internal Mains	✓
Exterior Overhead Aerials	✓
Underground Mains	N/A
Mains Entry Box & Tails	✓

Exterior Meter Box	PC & IC
Condition of Box	✓
Earthing	✓

Switchboard	PC & IC
Main Switch	✓
Bus Bars	✓
Fuses & Circuit Breakers	C2
Switchboard	✓
VIR Conduit Circuits	B1
TRS (Rubber) Circuits	B1
TPS (Plastic) Circuits	✓

Garage	PC & IC
Power	✓
Lighting	✓

Bathrooms/Toilets	PC & IC
Fixed Appliances	✓
Lighting	✓
Power	✓

Laundry	PC & IC
Power	✓
Lighting	✓

Hallway	PC & IC
Power	✓
Lighting	✓

Water Heater	PC & IC
Internal Cabling	✓
Control Thermostat & Element	✓
Earthing	✓

Kitchen	PC & IC
Fixed Cooking Appliances <i>eg. Range</i>	✓
Lighting	✓
Power	✓

Lounge / Dining Room	PC & IC
Power	✓
Lighting	✓

Bedroom 1	
Power Points	✓
Lighting	✓

Bedroom 2	
Power Points	✓
Lighting	✓

Bedroom 3	
Power	✓
Lighting	✓

Observations	Recommendations
<p>B1 There's still active VIR & TRS wiring at this property, some of the TRS wiring was in poor condition to point where the insulation had fallen off the wiring, leaving live exposed wiring.</p>	<p>Replace with new TPS plastic wiring.</p>
<p>C1 I was unable to find a driven main earth, the main earth is most likely attached to an old water pipe, this can cause issues when the old pipe is replaced by PVC pipe leaving the house ungrounded.</p>	<p>Install new main earth electrode.</p>
<p>C2 Some of the fuses on the switchboard are original, these fuses are not correctly rated for today's standards.</p> <p><i>The rest of the electrical installation was in good condition see 'further comments' for other recommendations (nothing unsafe).</i></p>	<p>Replace some of the fuses with new resettable MCB's.</p>

Further Comments

-The main cable feeding the garage is not attached to its support cable, this adds extra stress on the cable especially when it's windy.

-I would recommend replacing the switchboard if any work was to be done at this property.

-Some cabling feeding of the plugs throughout house have been run over top of skirting boards without mechanical protection, this leaves the wiring susceptible to being damaged.

-The plugs integrated in the kitchen bench are not connected.

-Some of the light bulbs throughout the property may need replaced.