



JAY FLANAGAN ELECTRICAL
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Electrical Inspection Report

Client – Shayne & Marlise Sparks

DATE

18/02/2024

Electrician - Jason Flanagan
Registration Number - E253599

**Inspection Carried Out on 10/01/2024. Electrical Inspection & Assessment
for Property at 39 Douglas Street – South Dunedin - DUNEDIN**

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 & Bonding	PC & IC
Main Earth Conductor	✓
Main Earth Electrode	✓
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	N/A
Earthing	N/A

Switchboard	PC & IC
Main Switch	✓
Fuses & Circuit Breakers	✓
Bus Bars	✓
Fire Protection	✓
VIR Conduit Circuits	✓
TRS (Rubber) Circuits	✓
TPS (Plastic) Circuits	✓
Switchboard Panel	D1

Exterior	PC & IC
Lighting	✓
Power Points	✓

Bathroom	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>	✓
Power Points	✓
Lighting	✓

Lounge / Dining	PC & IC
Power	✓
Lighting	✓

Garage	PC & IC
Power	✓
Lighting	✓
Switchboard	N/A
Switchboard Panel	N/A

BEDROOM 1/Wardrobe	
Power Points	✓
Lighting	✓

BEDROOM 2	
Power Points	✓
Lighting	✓

BEDROOM 3	
Power Points	✓
Lighting	✓

Office	
Power Points	✓
Lighting	✓

Music/Spare Room	
Power Points	✓
Lighting	✓

OBSERVATIONS ...

See Under Findings & Recommendations from Visual Assessment and Report.

Findings & Recommendations from Visual Assessment and Report

Priority A Item Code

N/A

Priority B Item Code

N/A

Priority C Item Code

N/A

Priority D Item Code

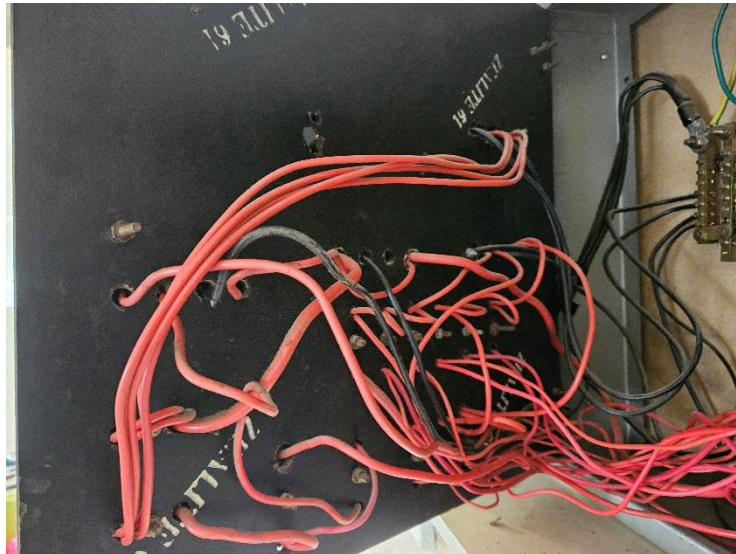
D1

The switchboard panel to main switchboard may potentially contain asbestos materials.

Recommendation

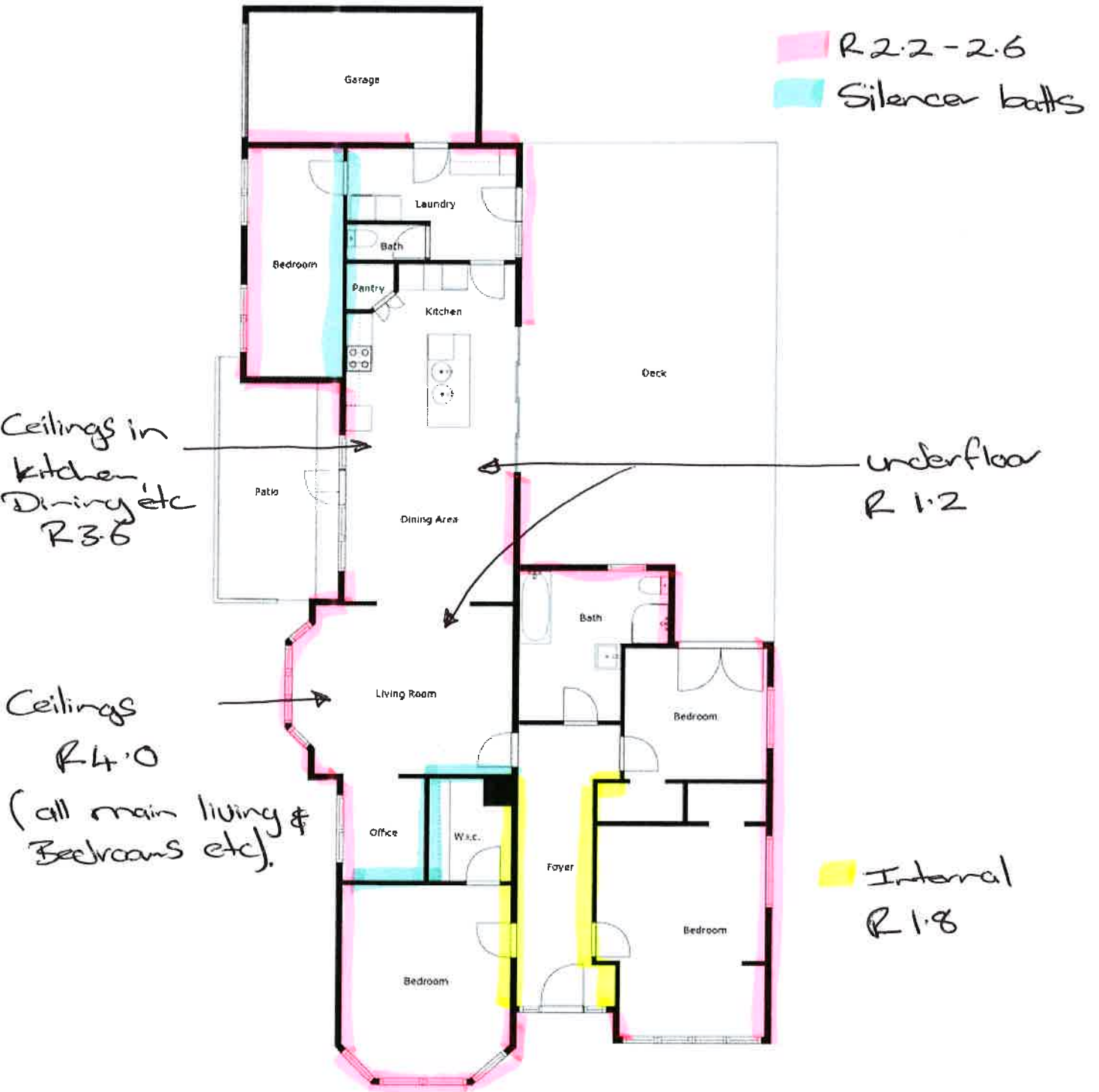
I would recommend no new work be carried out on the Switchboard (which requires drilling or cutting the panel), until further investigation is carried out.

See photo below.



FURTHER COMMENTS

There are no TRS or VIR cable circuits. The wiring appears to be of satisfactory/good condition, as circuits and wiring have been replaced over time.



Sizes and dimensions are approximate, actual may vary



Sizes and dimensions are approximate, actual may vary