

Electrical Inspection Checklist - Residential

This electrical inspection checklist can be used for residential buildings and has been prepared in accordance with the AS/NZS 3019, Electrical Installations - Periodic Verification.

This checklist is for electrical safety purposes only and has been designed in accordance with the NSW Residential Tenancies Regulations 2019 and Section 2 of the AS/NZS 3019, Electrical Installations - Periodic Verification - to check that installations haven't deteriorated to the point where electrical safety could be jeopardised. It can also identify Installation Defects from set requirements and regulations.

Site Details

Site Name:	
Address:	
Postcode:	
State:	
Previous Safety Check Date:	

Extent of the Installation and Limitations of the Inspection and Testing

Tick the parts of the home installation that are covered as part of this electrical inspection. Strike out components that are not included. Add any additional information in the Comments column.

Component	Check	Comments
Main switchboard		
Main earthing system		
Kitchen		
Main Bathroom		
Other Bathrooms/Ensuites		
Main Bedroom		
Other Bedrooms		
Living Room		
Other Living Areas		
Laundry		
Garage		
Solar System		
Water Heater		
Space Heaters		
Swimming Pool Equipment		

Visual Inspection Only – Safety Check

Record for 'P' for pass and a 'F' for fail, or an 'N' if not included as part of the safety check. A visual inspection should be conducted on the following components as per Section 3 and 4 of the Australian/New Zealand Standard AS/NSZ 3019:2007 Electrical Installations - Periodic Verification. Strike out any components not applicable.

Component	Check	Comments
Consumers mains		
Switchboards		
Exposed earth electrode		
Metallic water pipe bond		
Residual Current Device (RCD) / Safety Switches		
Circuit Breakers / Fuses		
Socket Outlets		
Light fittings		
Electric water heater		
Air conditioners		
Space heaters		
Cooking equipment		
Dishwasher		
Exhaust fans		
Ceiling fans		
Washing machine		
Clothes Dryer		
Installation Wiring		
Solar System		
Swimming Pool Equipment		
Electric Vehicle Chargers		

Verified by Testing – Safety Check

Record for 'P' for pass and a 'F' for fail, or an 'N' if not included as part of the safety check. A practicable test should be conducted on the following components as per Section 3 and 4 of the Australian/New Zealand Standard AS/NSZ 3019:2007 Electrical Installations - Periodic Verification. Strike out any components not applicable.

Polarity and Correct Connections Testing

Component	Check	Comments
Consumer Mains		
Circuit Breakers / Fuses		
Residual Current Device (RCD) / Safety Switches		

Socket Outlets		
Light fittings		
Electric Water Heater		
Air Conditioners		
Cooking equipment		
Dishwasher		
Solar System		
Swimming pool equipment		
Electric vehicle chargers		
Earth Continuity Testing (record Ω rating against each test e.g. 0.2Ω)		
Mains Earth Conductor		
Switchboard Enclosure		
Metallic Water Pipe Bond		
Socket Outlets		
Light Fittings		
Exhaust Fans		
Ceiling Fans		
Electric Water Heater		
Air Conditioners		
Cooking Equipment		
Dishwasher		
Solar System		
Swimming Pool Equipment		
Vehicle Chargers		
Residual Current Device (RCD) / Safety Switch Testing (perform Push Button and Time Test)		
Circuit Protected		
Power Outlets (a)		
Power Outlets (b)		
Power Outlets (c)		
Lighting (a)		
Lighting (b)		
Other		

Smoke Alarms

As per Australian Safety Standards, smoke alarms need to be tested at least once every 12 months.

Component	Check	Comments
All smoke alarms are correctly installed and are in working condition; each alarm has been tested in accordance with manufacturers instructions.		

Recommendations

Based on the outcomes of the tests performed in this report, the following recommendations are made:

Electrical Safety Check Certification

Safety Checks Completed By (name):	
Company Name:	
Phone Number:	
License Number:	
Inspection Date:	
Next Inspection Due:	
Signature: I, the above mentioned licensed electrician have conducted an electrical safety check of this residential property in accordance with the requirements of the Residential Tenancies Regulations 2019 and set out in the Australian / New Zealand Standard AS/NSZ 3019, "Electrical installations - Periodic verification" and have recorded by recommendations.	