

Rental electrical safety check

12 Example Street, Burleigh Heads QLD 4220

Checked on 21 October 2026 by Jordan Reed (licence 000000). 2 defects are listed below, 1 urgent.

A general electrical safety report for the landlord or agent. Victoria's rental laws set a check every 2 years; Queensland's don't set one like it, so this report records what was checked on the day.

ClientWilson Property Management

TenantSam Taylor

Not checked (couldn't see or reach)Under the floor: no access hatch.

Defects (2)

1. URGENT: Insulation over two hall downlights

About: Downlights clear of insulation
Insulation is resting on two downlights in the hall ceiling. Pull it back to the required clearance or fit IC-rated fittings.
2 photos on the online report.

2. RECOMMENDED: Cracked power point cover

About: Power points secure and undamaged
Double power point in bedroom 2 has a cracked cover plate. Replace the power point.
1 photo on the online report.

Switchboard and safety switches

Item	Result	Reading	Note
Switchboard in good condition	Pass		
Safety switches (RCDs) protect the power and lighting circuits	Pass		
Safety switches tested	Pass	24 ms	Slowest of 3 safety switches
Circuits labelled	Pass		
Circuit breakers and fuses look suitable for the circuits	Pass		

Earthing

Item	Result	Reading	Note
Main earth connected and secure	Pass		
Main earth tested	Pass	0.32 ohm	
Bonding where needed (metal water pipes)	Pass		

Wiring and cables (where visible)

Item	Result	Reading	Note
Visible wiring in good condition	Pass		
No signs of unsafe or unlicensed work	Pass		

Power points

Item	Result	Reading	Note
Power points secure and undamaged	Defect		Bedroom 2, cracked cover plate

Polarity and earth tested at a sample of power points

Pass

Lights and switches

Item	Result	Reading	Note
Light fittings secure, no heat damage	Pass		
Switches work and are undamaged	Pass		
Downlights clear of insulation	Defect		Two downlights in the hall covered by insulation

Fixed appliances

Item	Result	Reading	Note
Cooktop and oven	Pass		
Hot water system (electrical parts)	Pass		
Air conditioner and its isolator	N/A		No air conditioner
Other fixed appliances (exhaust fans, heaters...)	Pass		

Smoke alarms (noted)

Item	Result	Reading	Note
Smoke alarms present and sounding when tested	Pass		

Sign-off

Inspected by Jordan Reed, licence 000000

Person on site Signed by Sam Taylor on 21 Oct 2026, 11:40 am (signature on the online report)

This report records what was seen and tested on the day, by the person named. It isn't a certificate of testing and compliance, and it doesn't cover parts of the installation that couldn't be seen or reached, or faults that appear later.