

To Whom It May Concern

Pre-Purchase Electrical Inspection Report

Property: 19 Parore street Dargaville

Inspection Date: 17th September 2026

Inspector: Chae Manson

Prepared for: Prospective Purchaser

1. Purpose of Inspection

A pre-purchase electrical inspection was undertaken to provide the prospective purchaser with an indication of the current condition of the electrical installation and associated electrical equipment at the property.

This inspection is intended to identify visible defects, areas of concern and items that may require maintenance or upgrading. It is **not a certificate or sign-off that the entire electrical installation is safe or compliant with current electrical standards**. Older electrical installations may have been completed to the standards applicable at the time of installation.

2. Electrical Fittings

The electrical fittings throughout the property were inspected.

- Fittings appear to be **fairly new 500 Series fittings**.
- General condition of the electrical fittings was rated **8/10**.
- No specific fittings requiring urgent action were recorded during the inspection.

Assessment: The electrical fittings appear to be in generally good condition.

3. Switchboard and Wiring

The main switchboard was inspected, including the visible wiring and protective devices.

Switchboard

The switchboard was noted as being **100% full**, with limited/no spare capacity for additional circuits.

The switchboard is located outdoors with the meter installation.

Wiring

The installation includes TPS wiring. The following observations were recorded:

- Approximately **80% of the TPS wiring has unsheathed earths**.
- Two newer TPS circuits were noted.
- Wiring condition was rated **5/10**.

- The switchboard has limited capacity for future electrical additions or renovations.

Recommendation: If renovations or significant electrical alterations are undertaken in the future, consideration should be given to upgrading/replacing the existing switchboard and allowing additional circuit capacity.

4. Circuit Protection

The switchboard contains **Merlin Gerin** circuit protection equipment, including:

- 7 × 20A breakers
- 2 × 25A breakers
- 2 × 10A breakers
- 2 × 32A breakers
- 1 × RCD
- 1 × main switch

The condition of the circuit protection was assessed at approximately **8/10**.

The presence of an RCD provides additional protection; however, the complete adequacy and operation of the protection should be confirmed by appropriate electrical testing.

5. Hot Water Cylinders

Two hot-water installations were noted:

Hot Water Cylinder 1

- Approximately **2016**
- New switch and lead

Hot Water Cylinder 2

- Approximately **2019**
- New switch and lead noted.

6. Main Earth

The main earth was inspected and recorded as being in **good condition**.

Condition rating: Good.

7. Incoming Supply and Meter Installation

The incoming electrical supply and associated equipment were inspected.

Observations included:

- Older mains entry box, with the bobbins appearing to be in acceptable condition.
- Steel conduit to the main switchboard.
- Fibre cable/service installation noted around the incoming supply.
- Meter installation is located outdoors and is exposed for approximately 3 metres but is situated under cover.

The incoming installation should continue to be monitored for deterioration associated with age and outdoor exposure.

8. Future Rewiring and Roof Access

A potential access issue was identified in relation to future electrical work.

There is a **flat roof area with limited/no accessible roof space in one room and the kitchen**. Access to some cabling is therefore restricted, with cables running down towards the switchboard.

This may make future rewiring or electrical alterations more difficult and potentially more costly if access to existing cabling is required.

9. Ventilation

No dedicated ventilation system was recorded.

Bathroom Fans

- **2 × bathroom fans** are present and working.
- The bathroom fans are **not ducted externally**.
- They currently discharge/blow into the ceiling space.

Recommendation: The bathroom fans should ideally be ducted to the exterior to prevent moisture being discharged into the ceiling cavity.

Rangehood

- Rangehood is working.
- It is **ducted through the roof**.

10. Heat Pump

A Panasonic heat pump was noted:

- **Make:** Panasonic
- **Model:** U-140PE1R5
- **Approximate age:** At least 10 years old.

The unit was noted as being present/operational at the time of inspection. Due to its age, future servicing or replacement may need to be considered.

11. Shed Sub-Board

An older sub-board is located in the shed and is supplied via wiring running under/through the concrete.

The wiring was noted as being in **okay condition**.

- **1 × RCD-protected outlet** noted.

The sub-board and associated wiring should be checked as part of any future electrical work, particularly if additional power outlets or equipment are to be installed in the shed.

12. Items Requiring Attention

The following items should be considered for maintenance or future electrical work:

Item	Condition / Recommendation
Main switchboard	100% full , limited spare capacity
TPS wiring	Unsheathed earths noted; wiring condition rated 5/10

Bathroom fans	Working but not externally ducted;
Bathroom ventilation	Recommend ducting externally
Shed sub-board	Older installation; wiring currently noted as okay
Heat pump	Panasonic, approximately 10+ years old
Flat roof area	Limited access for future rewiring
Outdoor meter installation	Exposed installation under cover; monitor condition
Under-house cabling	Black rubber cable noted supplying outlets; condition should be monitored/assessed

13. Overall Assessment

The property has **generally good-condition electrical fittings**, with the majority of the visible fittings appearing relatively new. Circuit protection was also assessed positively.

The main areas requiring consideration are the **full switchboard, bathroom ventilation**.

No specific item was recorded as requiring immediate emergency action

Overall condition: good 7/10