



HOME SAFE

ELECTRICAL INSPECTIONS

SAMPLE PRE-PURCHASE ELECTRICAL INSPECTION REPORT

(Sample Report for Demonstration Purposes Only)

CLIENT DETAILS

Client Name: John Murphy
Property Address: 15 Oakwood Drive, Wexford
Inspection Date: 01 July 2026
Report Number: HS-2026-001
Inspector: Nick Kendall
Property Type: Semi-Detached House
Approximate Year Built: 1988

EXECUTIVE SUMMARY

An inspection and electrical testing of the property's electrical installation was carried out on the above date.

The installation was found to be generally operational; however, several deficiencies were identified that should be addressed to improve safety and reliability.

The most significant observations include:

Existing consumer unit lacks modern RCD protection.

Main protective bonding could not be verified.

Several damaged accessories identified.

Smoke alarm provision does not meet current recommendations.

While the installation remains functional, remedial works are recommended.

Overall Assessment

 FAIR CONDITION

The installation is serviceable but requires improvement works to bring it closer to modern safety standards.

PROPERTY OVERVIEW

Property Type.	Semi-Detached
Year Built.	Approx. 1988
Bedrooms.	3
Occupancy Status.	Occupied
Supply Type.	Single Phase
Earthing Arrangement	TN-C-S (PME)

TRAFFIC LIGHT SUMMARY

Item	Status
Consumer Unit	
Earthing.	
Bonding	
Socket Circuits.	
Lighting Circuits.	
Smoke Detection.	
Carbon Monoxide Detection.	
Overall Installation	

ELECTRICAL TEST RESULTS

Test Description.	Result.	Status
External Earth Fault Loop Impedance (Z_e)	0.27Ω.	PASS
Ring Continuity.	0.44.	PASS
Insulation Resistance.	>200MΩ.	PASS
Polarity.	Correct.	PASS
Main Earth Continuity.	Verified	PASS
RCD Test 1x.	No Protection Present	FAIL
RCD Test 5x.	No Protection Present.	FAIL

CONSUMER UNIT

Condition

The existing consumer unit is an older fuse type installation.

No residual current device (RCD) protection is provided.

Modern electrical installations typically include RCD or RCBO protection to reduce the risk of electric shock and fire.

Recommendation

Upgrade consumer unit to a modern RCBO-protected consumer unit.

Risk Rating

HIGH PRIORITY

EARTHING & BONDING

Condition

Main earthing conductor appears adequately connected.

Protective bonding to water services could not be fully verified at the time of inspection.

Recommendation

Further investigation and verification of bonding arrangements recommended.

Risk Rating

MEDIUM PRIORITY

SOCKET OUTLETS

Condition

General condition satisfactory.

Two damaged socket outlets identified within kitchen area.

Evidence of wear and minor physical damage noted.

Recommendation

Replace damaged accessories.

Risk Rating

MEDIUM PRIORITY

LIGHTING INSTALLATION

Condition

Lighting circuits operating correctly.

No significant defects identified.

Recommendation

No remedial action currently required.

Risk Rating

LOW PRIORITY

SMOKE & FIRE DETECTION

Condition

One battery-operated smoke alarm present.

Alarm coverage does not meet current recommendations for a property of this size.

Recommendation

Install interconnected smoke alarm system.

Risk Rating

HIGH PRIORITY

PHOTOGRAPHIC OBSERVATIONS

Observation 1

Existing Consumer Unit



Observation

The existing consumer unit is of an older DZ fuse design and does not provide modern RCD protection.

Recommendation

Upgrade to modern RCBO consumer unit.

Observation 2

Damaged Socket Outlet



Observation

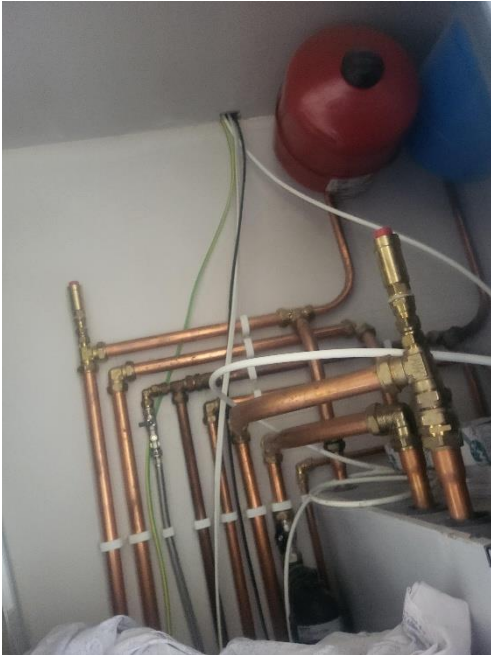
Socket outlet damaged with visible cracking to faceplate.

Recommendation

Replace accessory.

Observation 3

Missing Bonding Verification



Observation

Protective bonding conductor could not be confirmed at incoming water services.

Recommendation

Further investigation required.

Observation 4

Smoke Alarm Provision



Observation

Single battery-operated detector present. Coverage insufficient for property layout.

Recommendation

Upgrade to interconnected smoke alarm system.

RECOMMENDED REMEDIAL WORKS

Item.	Priority
Consumer Unit Upgrade.	High
Verify Main Bonding.	High
Replace Damaged Socket Outlets	Medium
Install Interconnected Smoke Alarms .	High

ESTIMATED REMEDIAL COSTS

Item.	Estimated Cost
Consumer Unit Upgrade.	€850 – €1,200

Bonding Upgrade. €150 – €350

Socket Replacements €50 – €150

Smoke Alarm Installation. €250 – €450

BUYER'S ADVICE

The electrical installation is typical of a property of this age.

No immediately dangerous conditions were identified during the inspection; however, several improvements are recommended to improve safety and reliability.

The absence of modern RCD protection is the most significant issue identified.

Prospective purchasers should allow for electrical upgrading works following purchase.

OVERALL CONCLUSION

The installation is generally operational and serviceable.

Several deficiencies were identified that warrant remedial action, particularly in relation to consumer unit protection and smoke detection provision.

The property remains suitable for occupation; however, the recommended works should be undertaken to improve electrical safety.

Final Rating

 FAIR CONDITION

Remedial works recommended.

INSPECTOR DECLARATION

I certify that this inspection was carried out on the accessible parts of the electrical installation visible at the time of inspection.

Nick Kendall

Qualified Electrician & Qualified Electrical Certifier

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