



Port Hedland Retirement Village

Electrical Safety Inspection

The following defective items were identified during an electrical inspection of the Port Hedland Retirement Village;

- Exhaust fan switches in hotplate exclusion zones in all units (<150mm on the horizontal plane AS/NZS3000:2018 4.7.3).
- Hotplate isolator switch not located in readily accessible position in all units (AS/NZS3000:2018 4.7.1).
- Multiple missing and faulty smoke detectors throughout units.
- Ceiling fan heights are 2065mm above floor level (minimum recommended 2100mm AFL).
- Light fittings in bathrooms located in Zone 1 prohibited zone (<1200mm from fixed plumbing outlet – AS/NZS3000:2018 6.2.4.4).
- Power outlets in bathrooms located in Zone 2 prohibited zone (<1800mm from fixed plumbing outlet AS/NZS3000:2018 6.2.4.2).
- Flexible shower hoses in some bathrooms reach to power outlets.
- No RCD protection for AC units, HWS or Stoves.
- Exposed bare copper conductors in ceiling space.
- Cables clipped onto manhole surround.
- Multiple air conditioning units without local isolator (AS/NZS3000:2018 4.19).
- Multiple damaged isolators.
- No access to block distribution boards.
- Missing labelling on internal switchboards (AS/NZS3000:2018 8.2.2 (c) (vi)).
- Conduiting not sufficiently supported.
- Power outlets not secured to wall.
- Multiple damaged switches and power outlets.
- Fan shrouds showing exposed cabling and terminals.
- Light fittings not fixed to ceiling exposing cabling and terminals.
- High earthing readings on power circuits due to old installation & fixtures (AS/NZS3000:2018 Table 8.2).

Regards,

