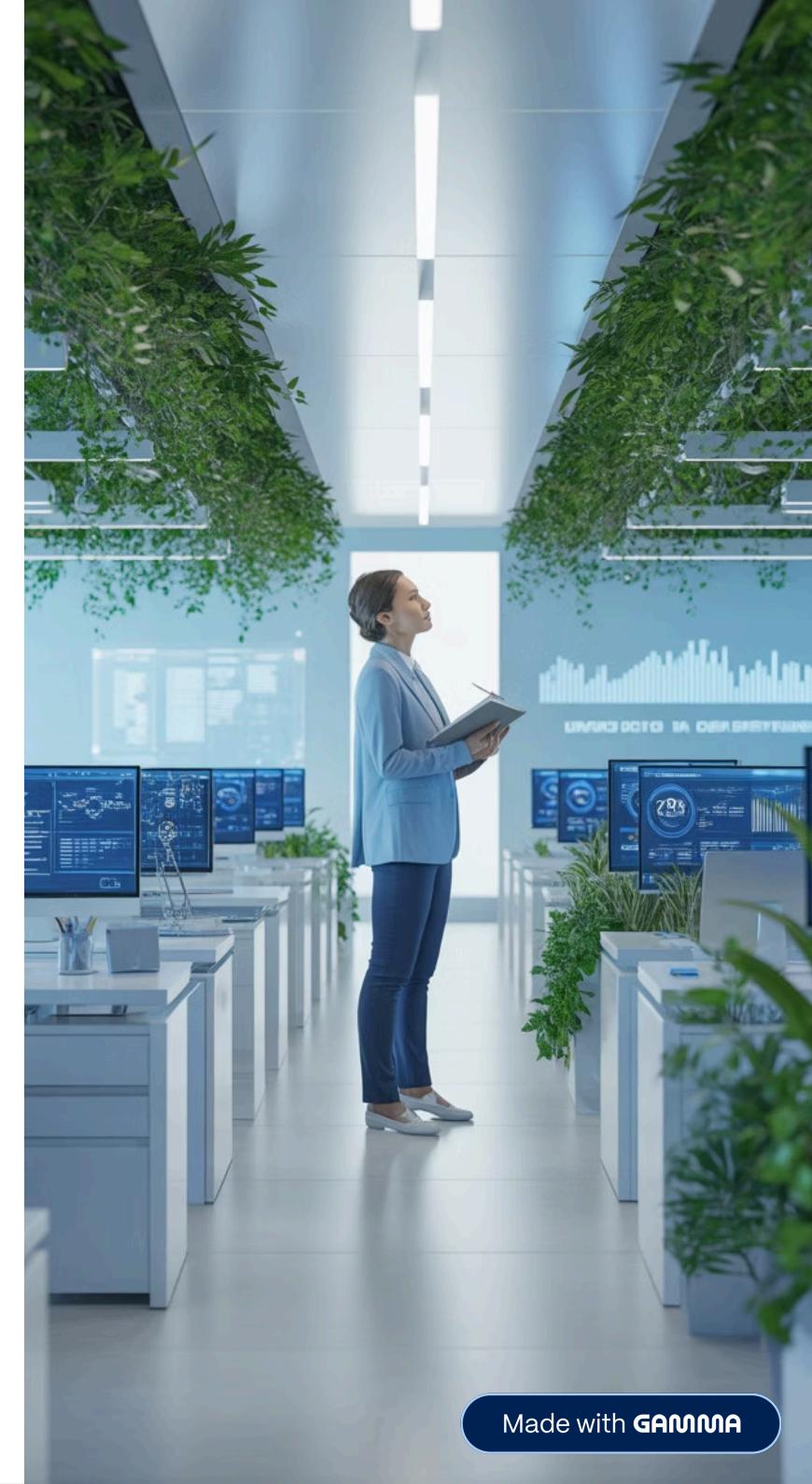


# Investment Property Electrical Risk Self-Check Guide

Before you approve any electrical work, understand the real risks and priorities.

Prepared by Better Home  
Technology

Independent Electrical Risk  
Assessment



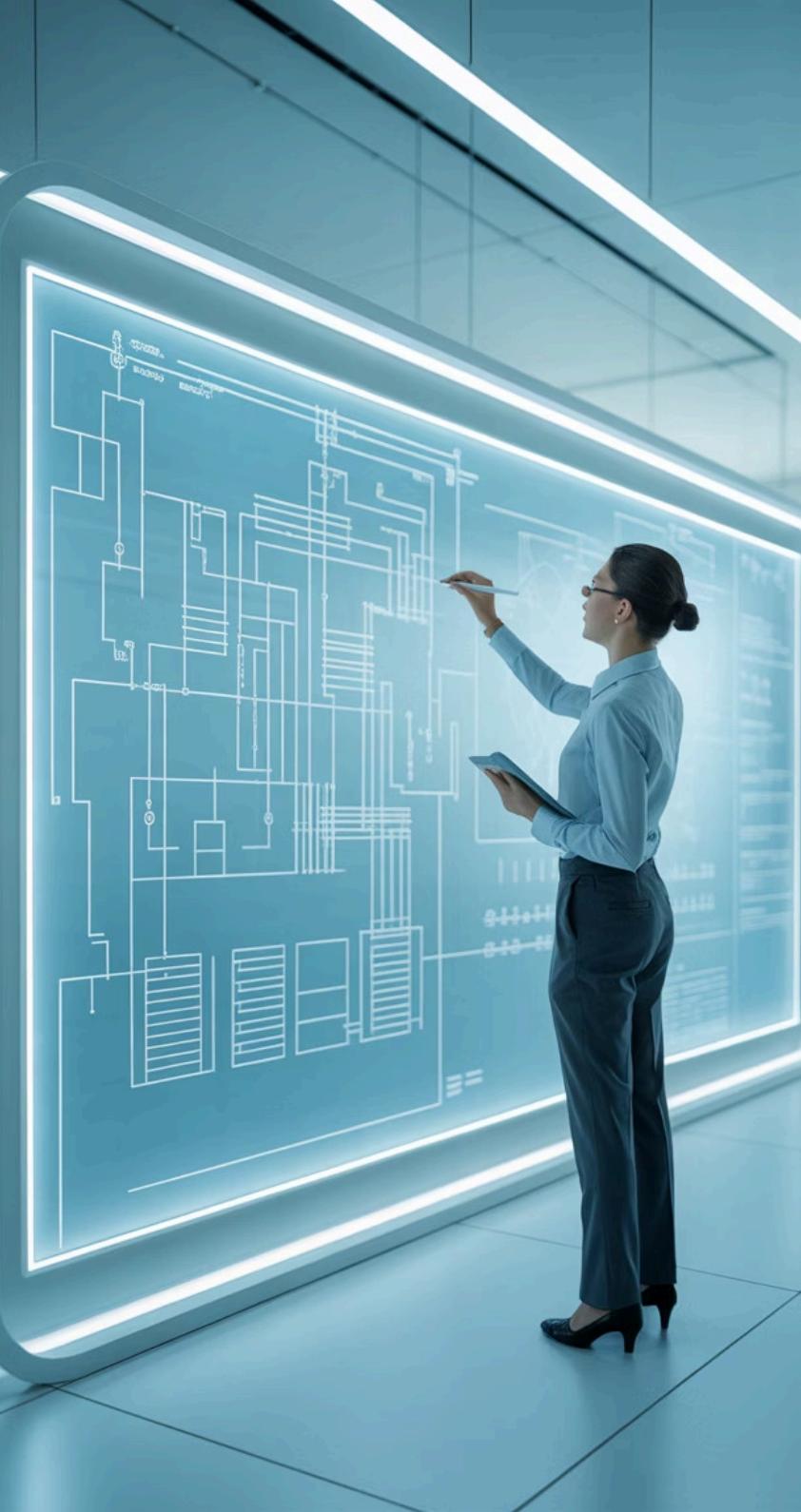
# Why Do Landlords Often Make Poor Electrical Decisions?

## Understanding the decision-making challenge

- Most landlords aren't unwilling to maintain their properties—they're uncertain about:
  - Is this an urgent repair that must be done now?
  - Could I be paying for unnecessary work?
  - What are the actual risks if I don't act immediately?
- Electrical systems are "invisible systems"—problems rarely show obvious warning signs before they become serious.
- Traditional electrician advice is usually based on "construction perspective," not the landlord's "decision-making perspective."

"The real difficulty isn't whether to repair or not—it's not knowing whether you should repair it now."





# What You Really Need: Clarity, Not More Advice

From advice to decision clarity

Landlords need three essential things regarding electrical decisions:

1. Which issues are life-safety risks?
2. Which are compliance or future risks?
3. Which are simply maintenance items that can wait?

Without structured information, rational decision-making is impossible.

## Electrical Decision Clarity

This is the foundation for making confident, informed choices about your property's electrical systems.



# Five Common Electrical Risk Categories

Understanding the risks in your investment property



## Fire & Life Safety

- Smoke alarms
- Overheating and burn marks
- Loose connections



## Shock & Protection Risks

- Grounding issues
- Missing RCD protection
- Damaged outlets or switches



## Aging & Non-Standard Systems

- Outdated materials
- Non-standard modifications
- Tape connections



## Moisture & Environmental Impact

- Dampness
- Water proximity
- Roof and insulation contact



## Information & Evidence Gaps

- No photographs
- No test data
- No independent records

# A Simple Self-Check List (Not a Technical Test)

Reflection questions for landlords

- If an electrician recommends immediate repairs, can I clearly explain why?
- Do I have recent, accessible photographs or records of my electrical system?
- Do I know which issues must be addressed now versus which can be planned?
- If my insurance company or property manager asks, do I have an independent report?
- Do I understand the age of my property's electrical system?
- Have I ever felt uncertain or anxious about electrical issues?
- Have my tenants reported any electrical problems?
- Do I know who to contact in an electrical emergency?

If you hesitate on 2–3 of these questions, it doesn't mean your property has problems—it means you need more information.



# Risk ≠ Immediate Repair

Understanding prioritization

The value of professional assessment isn't about 'finding all problems'—it's about:

- Prioritization (Priority)
- Time windows (Now / Plan / Monitor)
- Budget clarity (CapEx clarity)

**Immediate**

**Planned**

**Monitor**

Immediate: Life-safety risks that must be addressed right away

Planned: Compliance or aging issues that need attention within 6-12 months

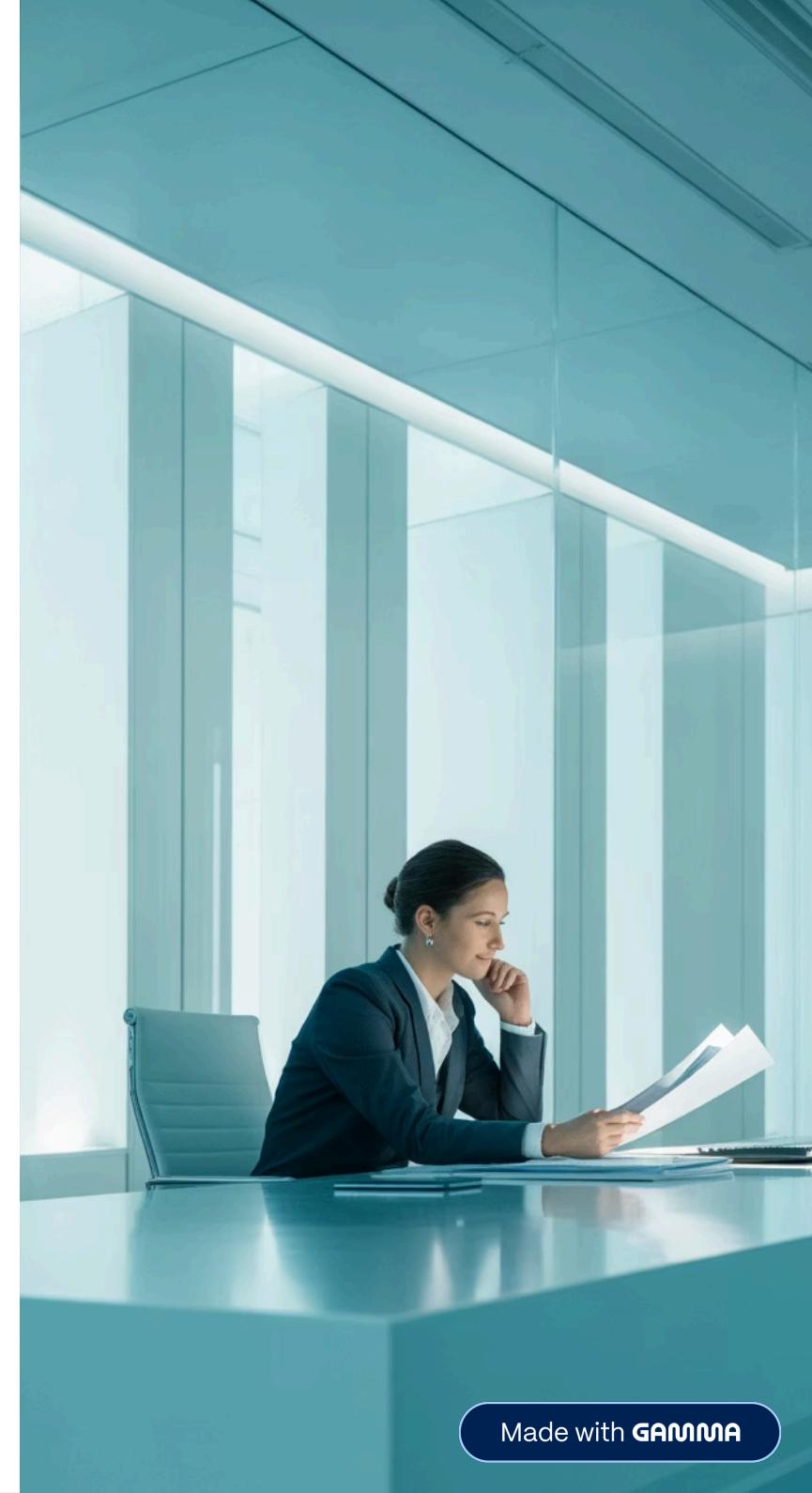
Monitor: Maintenance items that can continue to be observed

# What Does an Independent Assessment Provide?

The value of professional clarity

- Objective photographs and evidence
- Clear risk prioritization
- Maintenance and budget roadmap for the next 1–3 years
- Can be used for:
  - Communication with property managers
  - Explaining issues to tenants
  - Reporting to insurance or audit teams

This is a decision-making tool, not a sales tool.





# Next Steps

Taking action with confidence

If you want to systematically understand your property's electrical decision clarity, you can start with a quick 3-minute snapshot.

**Fast**

**Non-invasive**

**No repair quotes provided**

**Designed to help you determine if a deeper assessment is needed**

Clarity matters more than anxiety.

# About Better Home Technology

Our mission

**Independent electrical risk assessment**

**Focused on decision clarity, not sales**

**Supporting landlords, investors, and property managers**

This guide is educational only and does not replace a formal inspection.