

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- Outdated materials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.