Date	18/04/2014	Certificate Serial No/Ref:	531552

M Bresweth Electrical
ELECTRICAL INSTALLATION CONDITION REPORT
(Requirements for Electrical Installations – BS 7671 IET Wiring Regulations)

A. DETAILS OF THE CLIENT OR PERSON ORDERING THE WORK

Name:	Liverpool Rentals
Address:	18 Albion Gate Albion St London W22LF

B. REASON FOR PRODUCING THIS REPORT

Assess compliance with BS 7671

Date(s) inspection and testing carried out: 18/04/2014

C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier:

Address: 42 Empress Rd Kensington Liverpool L7

Description of premises: ✓ **Domestic** N/A **Commercial** N/A **Industrial** N/A **Other, please specify :**

Estimated age of the wiring system 20 **Years** **Evidence of additions or alterations** ✓ **Yes** N/A **No** N/A **Not apparent**

Installation records available? N/A **Yes** N/A **No** **Date of last inspection** **If yes, estimated age** 5 **years**

D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2008 as amended

Extent of the electrical installation covered by this report 25% of installation (3.82 of GN 3)

Agreed limitations including the reasons, see Regulations 634.2

Sampling used 10%

Limitations agreed with N/A **Position (if applicable)** N/A

Operational limitations including the reasons

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): Satisfactory

Overall assessment of the installation in terms of it's suitability for continued use: Satisfactory

An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified

N/A **Alternative source of supply (as described in attached schedule if applicable)**

F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (Code C1) or 'Potentially dangerous' (Code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Requiring further investigation' Observations classified as 'improvement recommended' (Code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: 18/04/2019

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

INSPECTED AND TESTED BY:

Name (CAPITALS)	M Bresweth
Signature	
Position	Approved Electrician
Date	18/04/2014
Contact	Tel 07450275335
	Email michaelbresweth@hotmail.co.uk
	Web

REPORT AUTHORISED FOR ISSUE BY:

Contractor	M Bresweth Electrical
Address	41Hilary Av Liverpool L14 6TJ
Name	M Bresweth
Signature	
ENROLMENT NO: (If applicable)	
Date	

H. SCHEDULES

The attached schedule(s) are part of this document and this report is valid only when they are attached to it

N/A **Schedule(s) of inspection and** N/A **Schedule(s) of test results attached**

I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes and enter details, as appropriate

Earthing Arangements(s)

- ✓ TN-S
- N/A TN-C-S
- N/A TT
- N/A IT
- N/A TN-C

Number and Type of Live Conductors

- ✓ AC
- N/A DC
- ✓ 1 phase (2 wire)
- N/A 2 wire
- N/A 2 phase (3 wire)
- N/A 1 phase (3 wire)
- N/A 3 wire
- N/A 3 phase (3 wire)
- N/A 3 phase (4 wire)
- N/A Other

Confirmation of Supply Polarity: N/A

Nature of Supply Parameters

Nominal voltage U(1)	230	Volts
Nominal frequency f(1)	50	Hz
PFC Ipf (1,2)	.729	kA
External loop impedance Ze	.39	Ω

Note: (1) by enquiry (2) by enquiry or by measurement

Characteristics of Primary Over current Protective Device(s)

BS (EN)	BS 1361
Type	Fuse HBC - Type 2
Rated current	100
Short circuit capacity	16

J. PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Tick boxes and enter details, as appropriate

Means of earthing

- ✓ Distributor's facility — Type: N/A
- N/A Installation earth electrode — Location of the earth electrode: N/A

Electrode resistance Ra: N/A Ω

MAIN PROTECTIVE CONDUCTORS

Earthing Conductor		Main protective bonding conductor	
Conductor Material	Copper	Conductor Material	Copper
Conductor csa mm²	10	Conductor csa mm²	10
✓ Continuity check (√)		✓ Continuity check (√)	

Main Bonding

- ✓ Water
- N/A Structural steel
- ✓ Gas
- N/A Other
- N/A Oil

MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD

Type BS (EN)	60947 type B	Voltage rating	230	V
No. of poles	2	Rated current (In)	100	A
Supply Conductor	Copper	Rated RCD Operating current	N/A	mA
Conductor csa mm²	16	RCD Operating time	N/A	ms

K. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and Limitations of the inspection and testing section

N/A **No remedial action is required**

✓ **The following observations are made**

Item No.	Item	Code	Investigation required
1	All circuits protected by one RCD unit . No segregationist circuits .	C3	
2	Water heater circuit no longer in use .		
3	Ceiling rose in bathroom . Out of zone .		
4	Two core cable supplying ignition for cooker ran off 30 amp cooker point . Fused spur required .	C3	

N/A **Additional observations**

Additional notes/observations attached or to follow ref: N/A

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 – Danger present. Risk of injury. Immediate remedial action required.

C2 – Potentially dangerous – urgent remedial action required.

C3 – Improvement recommended.

DISTRIBUTION BOARD DETAILS FOR 42 Empress Rd Kensington L7

DB ref:	DB1	**Zs at this board (Ω):**	.39	**Ipf at this board (kA):**	.729	**Main switch type**	4293 RCD	**Rating:**	100	**Amps**	**Supply**	16	**mm²**	**Earth:**	10	**mm²**							
Distribution board location:	Front Room	**Phase Sequence Confirmed** (where appropriate)	N/A	**Supplied from:**	Mains			**No. Of phases:**	Single		**Supply protective device type BSEN reference:**	BS 1361 Fuse HBC - Type 2		**Rating:**	100	**Amps**							

CIRCUIT DETAILS — TEST RESULTS

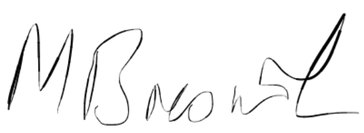
Circuit Reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors		Max disconnection time permitted	Over current devices			RCD	Maximum Permitted Zs	Continuity Ω					Insulation resistance				Polarity	Measured Zs Ω	RCD		
													Ring final circuits only (Measured end to end)			All circuits (At least one column to be completed)										
					Live (mm^2)	cpc (mm^2)		Type BS EN	Rating (A)	Short circuit capacity (kA)	IΔn mA		r_1	r_n	r_2	R_1+R_2	R_2	Line/Line M Ω	Line/Neutral M Ω	Line/Earth M Ω	Neutral/Earth M Ω			Test button functionality	At IΔn ms	At 5 x IΔn ms
1	Shower	A	100	1	6	2.5	0.4	60898 type B	40	6	30	0.92	N/A	N/A	N/A	.2	N/A		2	2	2	✓	.4	✓	35	21
2	Cooker	A	100	1	6	2.5	0.4s	60898 type B	32	6	30	1.15	N/A	N/A	N/A	.2	N/A		2	2	2	✓	.4	✓	34	21
3	Upstairs Sockets	A	100	7	2.5	1.5	0.4s	60898 type B	32	6	30	1.15	N/A	N/A	N/A	.2	N/A	2	2	2	2	✓	.4	✓	35	27
4	Downstairs Sockets	A	100	8	2.5	1.5	0.4s	60898 type B	32	6	30	1.15	N/A	N/A	N/A	.3	N/A	2	2	2	2	✓	..36	✓	27	17
5	Water heater	A	100	1	2.5	1.5	0.4	60898 type B	16	6	30	2.30	N/A	N/A	N/A	.6	N/A		2	2	2	✓	.3	✓	35	27
6	Downstairs Lights	A	100	6	1.0	1.0	0.4s	60898 type B	6	6	30	6.13	N/A	N/A	N/A	.7	N/A		2	2	2	X	.88		N/A	N/A
7	Alarm & basement lights	A	100	2	1.0	1.0	0.4	60898 type B	6	6	30	6.13	N/A	N/A	N/A	.4	N/A		2	2	2	✓	.4	✓	35	21
8	First floor lights & smoke detectors	A	100	11	1.5	1.0	0.4	60898 type B	6	6	30	6.13	N/A	N/A	N/A	.7	N/A		2	2	2	✓	1.04	✓	35	21

TEST INSTRUMENTS USED

Earth fault loop impedance	N/A	**RCD**	N/A
Insulation resistance	N/A	**MFT**	8785100
Continuity	N/A	**Other**	N/A

Inspected by:

Signature



Name (CAPITALS) M Bresweth

Date of inspection 18/04/2014

EICR IMAGES

Engineers optional images of C1 or C2 observations if applicable

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

OUTCOMES:	Acceptable Condition √	Unacceptable condition – state C1 or C2	Improvement recommended – state C3	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME	FURTHER INVESTIGATION REQUIRED?
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT		
1.1	Service cable condition	✓	No
1.2	Condition of service head	✓	No
1.3	Condition of tails - Distributor	✓	No
1.4	Condition of tails - Consumer	✓	No
1.5	Condition of metering equipment	✓	No
1.6	Condition of isolator (where present)	✓	No
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A	
3.0	EARTHING AND BONDING ARRANGEMENTS (411.3, Chapter 54)		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓	No
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	✓	No
3.3	Provision of earthing or bonding labels at all appropriate locations (514.13)	✓	No
3.4	Adequacy of earthing conductor size (542.3, 543.1.1)	✓	No
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓	No
3.6	Adequacy of main protective bonding conductor sizes (544.1)	✓	No
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓	No
3.8	Accessibility and condition of all protective bonding connections (543.3.2)	✓	No
4.0	CONSUMER UNIT OR DISTRIBUTION BOARD		
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)	✓	No
4.2	Security of fixing (134.1.1)	✓	No
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓	No
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)	✓	No
4.5	Enclosure not damaged or deteriorated so as to impair safety (621.2 iii)	✓	No
4.6	Presence of main linked switch (as required by 537.1.4)	✓	No
4.7	Operation of main switch - functional check (612.13.2)	✓	No
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (537.2.2.2)	✓	No
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓	No
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)	✓	No
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	✓	No
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)	LIM	
4.13	Presence of other required labelling (please specify) *** (Section 514)		

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N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

OUTCOMES:	Acceptable Condition √	Unacceptable condition – state C1 or C2	Improvement recommended – state C3	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME	FURTHER INVESTIGATION REQUIRED?
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)	✓	No
4.15	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)	✓	No
4.16	Protection against mechanical damage where cables enter the consumer unit or distribution board (522.8.1, 522.8.11)	✓	No
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	✓	No
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)	✓	No
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	✓	No
4.20	Selection of RCD(s) provided for additional protection including RCBOs (411.3.3, 415.1)	✓	No
4.21	Operation of RCD(s) provided for additional protection	✓	No
5.0	FINAL CIRCUITS		
5.1	Identification of conductors (514.3.1)	✓	No
5.2	Cables correctly supported throughout their run (522.8.5)	LIM	No
5.3	Condition of the insulation of live parts (416.1)	✓	No
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) To include the integrity of conduit and trunking systems (metallic and plastic)	✓	No
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓	No
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓	No
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓	No
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓	No
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (section 522)	✓	No
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.101)	✓	No
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Section D. Extent and limitations) (522.6.101; 522.6.103)	✓	No
5.12	Provision of additional protection by a 30mA RCD:		
*	For all socket outlets of a rating of 20 A or less provided for use by ordinary persons unless exempt (411.3.3)	✓	No
*	Used to supply mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓	No
*	For cables concealed in walls or partitions (522.6.102, 522.6.103)	✓	No
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	✓	No
5.14	Band II cables segregated or separated from Band I cables (528.1)	LIM	
5.15	Cables segregated or separated from communication cabling (528.2)	LIM	
5.16	Cables segregated or separated from non-electrical services (528.3)	LIM	

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

OUTCOMES:	Acceptable Condition √	Unacceptable condition – state C1 or C2	Improvement recommended – state C3	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME	FURTHER INVESTIGATION REQUIRED?
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)	✓	No
*	Connections soundly made and under no undue strain (526.6)	✓	No
*	No basic insulation of a conductor visible outside enclosure (526.8)	✓	No
*	Connections of live conductors adequately enclosed (526.5)	✓	No
*	Adequately connected at the point of entry to enclosure (glands, bushes etc) (522.8.5)	✓	No
5.18	Condition of accessories including socket outlets, switches and joint boxes (134.1.1, 621.2 (iv))	✓	No
5.19	Suitability of accessories for external influences (512.2)	✓	No
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	C3	No
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	✓	No
6.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535 (701.512.3)	N/A	
6.4	Presence of supplementary bonding conductors unless not required by BS 7671:2008 (701.415.2)	✓	No
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	N/A	
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓	No
6.7	Suitability of equipment for installation in a particular zone (701.512.3)	✓	No
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓	No
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)		
*	Recessed luminaires (down lights)		
*	Correct type of lamp fitted	N/A	
*	Installed to minimise build up of heat by use of "fire rated" fittings, insulation displacement box or similar		
*	No signs of overheating to surrounding building fabric		
*	No signs of overheating to conductors or terminations		

Special installations or locations present, if any. Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks

CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the report)
This report is an important and valuable document which should be retained for future reference

1. The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

2. The person ordering the Report should have received the “original” Report and the inspector should have retained a duplicate.

3. The “original” Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner /occupier with details of the condition of the electrical installation at the time the Report was issued.

4. Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

7. For items classified in Section K as C1 (“Danger present”), the safety of those using the installation is at risk, and it is recommended that a competent person undertakes the necessary remedial work immediately.

8. For items classified in Section K as C2 (“Potentially dangerous”), the safety of those using the installation may be at risk and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.

9. Where it has been stated in Section K that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection is due is stated in Section F of the Report under `Recommendations' and on a label at or near to the consumer unit / distribution board.

CODES FOR TYPE OF WIRING							
A	B	C	D	E	F	G	Reference Methods are methods of installation for which the current-carrying capacity has been determined by test or calculation
PVC/PVC CABLES	PVC CABLES IN METALLIC CONDUIT	PVC CABLES IN NON-METALLIC CONDUIT	PVC CABLES IN METALLIC TRUNKING	PVC CABLES IN NON-METALLIC TRUNKING	PVC/SWA CABLES	XLPE/SWA CABLES	