

...Property Owners Electrical Inspection Report

- **Purpose & Scope:** This inspection report is designed to provide property owners with an independent expert's assessment of an electrical installation. The following set of tests are a subset taken from BS 7671 (IEE Wiring Regulation) and have been compiled to provide a good initial overview as to the condition of the installation, without dismantling circuits and connections.

Property Address	20 Blackbrook Road, Loughborough. LE11 4PZ
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Date of Inspection	September/2013	Recommended date of next inspection	<i>Please see Warranties and next Inspection section at the end of this report</i>
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Supply voltage	250V	Earthing arrangements	TNS	Nominal frequency	50HZ
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Tests	Purpose	Result/Comments
Visual inspection	To look for: breakages, wear/deterioration, signs of overheating, missing parts, switchgear accessibility, adequate labelling, loose fixings and non-suitable installations	Please see observations and recommendations below.
Earthing conductor and main equipotential bonding	To verify connections and size of conductors used	Pass: Suitable earth bonding to the in-coming water and gas supplies (note water by ohm test only, connection not found)
Measurement of prospective short circuit current (between live conductors at mains incoming)	To ensure that the maximum value does not exceed the breaking capacity of the protected device	Pass: 1412 AMPS
Measurement of prospective short circuit current (between live conductor and earth at mains incoming)	To ensure that the maximum value does not exceed the breaking capacity of the protected device	Pass: 1344AMPS

Tests	Purpose	Result/Comments
Polarity	To confirm correct polarity at distribution boards and a sample of at least 50% of socket outlets	Pass
Earth fault loop impedance (Zs) Downstairs Sockets	To measure the full earth current loop from sample socket outlets to ensure suitable continuity and compare reading with maximum allowed	Pass: 0.69Ω
Earth fault loop impedance (Zs) Upstairs Sockets	To measure the full earth current loop from sample socket outlets to ensure suitable continuity and compare reading with maximum allowed	Pass: 0.73Ω
Earth fault loop impedance (Zs) Kitchen Sockets	To measure the full earth current loop from sample socket outlets to ensure suitable continuity and compare reading with maximum allowed	Pass: 0.59Ω
Earth fault loop impedance (Zs) Downstairs Lighting	To measure the full earth current loop from a sample lighting outlet to ensure suitable continuity and compare reading with maximum allowed	Pass: 1.5 Ω
Earth fault loop impedance (Zs) Upstairs Lighting	To measure the full earth current loop from a sample lighting outlet to ensure suitable continuity and compare reading with maximum allowed	Pass: 1.66 Ω
Socket outlet tests	To ensure that none of the following faults exist, tests were made at a least 50% of the socket outlets: Missing earth connection: Live & Earth reversed: Live & Neutral reversed: Missing Live connection: Missing Neutral connection	Pass:

Tests	Purpose	Result/Comments
Functional tests RCDs	To measure the safe automatic disconnection time of an RCD under fault conditions and compare with maximum allowed, followed by operation of the functional test button.	Pass: RCD trip time = RCD1 x 1 = 23ms x 5 = 7ms
PAT tests	A Portable appliance test (or visual and earth continuity due to access) was carried out to the following devices, Cooker, fridge/freezer, washer, dryer, m/wave, iron, hover, toaster, grilling machine, TV, lounge fire. Note this is an electrical safety check only. The appliances have not been checked to confirm that they function correctly	Pass:

Observations and recommendations	<p>The house has been wired in PVC cable and the original installation, where seen, look to have been installed in a professional manner. Suitable main earth bonding has been installed.</p> <p>The wiring connects back to a consumer unit with key circuits protected by a RCD safety trip switch.</p> <p>The wiring was installed in line with the 16th edition of the IEE wiring regulations, which was current at the time of the Installation/update.</p>
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Inspected by	Name: M Felton	Overall Inspection status. Satisfactory	
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● **Warranties and next Inspection**

To ensure safety, it will be recommended that the installation is further inspected and tested after an interval of no more than 3 years.

● **Limitations:**

The scope of this report is limited to the tests as detailed. It is not intended that this inspection replaces the full test schedules of BS 7671.

Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof spaces, hidden from sight and generally within the fabric of the building or underground have not been inspected.

This survey does not cover fire or emergency lighting systems. The Landlord is to ensure that suitable units are installed and tested.

For and behalf of	<p>Pink Electrical Services Limited. Orchard Lodge, Main Street, Foxton, Leicestershire, LE16 7RB Tel: 01858 54 00 04. Email: enquiries@pinkelectrical.co.uk</p>  <p>National Association of Professional Inspectors & Testers</p>
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