

ELECTRICAL INSTALLATION CONDITION REPORT

159 - Master



A. Details of the Client/Person Ordering the Report	B. Reason for Producing this Report
Client: <input type="text" value="Bravo Zulu Properties"/> Address: <input type="text" value="66 Church road"/> <input type="text" value="Chavey down"/> <input type="text" value="Ascot"/> <input type="text" value="SL5 8RR"/>	Purpose of this report: <input type="text" value="Client Request"/> Date(s) on which Inspection: and testing was carried out: <input type="text" value="06/09/2017"/>

C. Details of the Installation which is the Subject of this Report	Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox" value="N/A"/> Industrial <input type="checkbox" value="N/A"/> Description of premises:
Installation: <input type="text" value="125 Ellen Street"/> Occupier: <input type="text" value="Tenant"/> Address: <input type="text" value="125 Ellen Street"/> <input type="text" value="Preston"/> <input type="text" value="Lancashire"/> PR1 7TB	Other: <input type="text" value="N/A"/> Estimated age of wiring system: <input type="text" value="40+"/> yrs Evidence of alterations or additions: <input type="text" value="N/A"/> If yes estimated Age <input type="text" value="N/A"/> yrs
Record of Installation available: <input type="text" value="N/A"/> Records held By: <input type="text" value="N/A"/>	Date of previous inspection: <input type="text" value="Not Known"/>

D. Extent and Limitations Inspection and Testing	
Extent of Electrical Installation covered by this report: <input type="text" value="100 % fixed wire test of all sub-mains and all lighting and power"/>	Agreed limitations including the reasons (See regulation 634.2) <input type="text" value="None"/> <input type="text" value="N/A"/>
Operational Limitations including the reasons (See page No <input type="text" value="7"/>) <input type="text" value="Unable to access the sealed incoming device. Ze and IpF was taken at the nearest accessible live point to the origin of the supply. --See Additional Page--"/>	Agreed with name
This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2008 (IET Wiring Regulations) as amended to <input type="text" value="July 2015"/> 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. An inspection should be made within an accessible roof space housing other electrical equipment.	

E. Summary of the Condition of the Installation	General condition of the installations (In terms of electrical safety) <input type="text" value="Satisfactory."/> --See Additional Page--
Overall assessment of the installation: <input type="text" value="Satisfactory"/>	*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

F. Recommendations
Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY, I 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 'further investigation required' (code FI). Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken I recommend that the installation is further inspected and tested by <input type="text" value="06/09/2017"/>

G. Declaration	I, <input type="text" value="GFE, 11 Geneva Road, Fulwood, Preston, Lancashire, PR2 8FE"/> , being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by My signatures 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 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.
Trading Title and address: <input type="text" value="GFE, 11 Geneva Road, Fulwood, Preston, Lancashire, PR2 8FE"/>	NICEIC Enrolment Number: <input type="text" value="604156"/> Branch No. (If Applicable): <input type="text" value="N/A"/>
Inspected and tested by: Name: <input type="text"/> Position: <input type="text"/> Signature: <input type="text"/> Date: <input type="text"/>	Report authorised for issue by: Name: <input type="text"/> Position: <input type="text"/> Signature: <input type="text"/> Date: <input type="text"/>

H. Schedule(s)	The attached schedule(s) are part of this document and this report is valid only when they are attached to it. <input type="text" value="1"/> Schedule(s) of inspection and <input type="text" value="1"/> Schedule(s) of test results are attached
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I. Supply Characteristics and Earthing Arrangements				Nature of Supply Parameters		Supply protective device	
Earthing Arrangements		Number and Type of Live Conductors					
TN-S	N/A	a.c.	<input checked="" type="checkbox"/>	d.c.	N/A	Nominal Voltage	$U^{(1)}$ 400 V
TN-C-S	<input checked="" type="checkbox"/>	1-Phase (2 wire)	<input checked="" type="checkbox"/>	1-Phase (3 wire)	N/A	Nominal Voltage	$U_0^{(1)}$ 230 V
TN-C	N/A	2-Phase (3 wire)	N/A	2 Wire	N/A	Nominal frequency	$f^{(1)}$ 50 Hz
TT	N/A	3-Phase (3 wire)	N/A	3 Wire	N/A	Prospective fault current	$I_{pf}^{(2)}$ 3.0 kA
IT	N/A	3-Phase (4 wire)	N/A	Other	N/A	External loop impedance	$Z_e^{(2)}$ 0.08 Ω
		Other	N/A			Number of supplies	1
Confirmation of supply polarity				<input checked="" type="checkbox"/>		(Note: (1) by enquiry, (2) by enquiry or by measurement)	
						Type	N/A
						Nominal current rating	N/A A
						Short circuit capacity	N/A kA

J. Particulars of Installation Referred to in the Report			
Means of earthing		Details of installation Earth Electrode (where applicable)	
Distributor's facility	<input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc.)	N/A
Installation earth electrode	N/A	Resistance to Earth	N/A Ω
		Location	N/A
		Method of measurement	N/A

Main Protective Conductors		Tick boxes and enter details as applicable	
Earthing Conductor	Material	Copper	Connection and Continuity Verified <input checked="" type="checkbox"/>
	Material	Copper	Connection and Continuity Verified <input checked="" type="checkbox"/>
	Material	Copper	Connection and Continuity Verified <input checked="" type="checkbox"/>
Bonding of Incoming Service		Maximum Demand (Load)	
Water installation pipes	<input checked="" type="checkbox"/>	Gas installation pipes	<input checked="" type="checkbox"/>
Oil installation pipes	N/A	Structural Steel	N/A
		Lightning protection	N/A
Other incoming service(s)		Please State	
N/A		N/A	
		40 Amps	
		Protective measure(s) against electric shock	
		ADS	

Main Switch / Switch-Fuse / Circuit-Breaker / RCD					
Location	DB		Current rating	100 A	
Type BS(EN)	60947-3	No of poles	2	Fuse/Device rating or setting	N/A A
Supply Conductors material	Copper	Supply Conductors csa	25 mm ²	Voltage rating	230 V
			if RCD main switch		
			Rated residual operation current, $I_{\Delta n}$	N/A mA	
			Rated time delay	N/A ms	
			RCD Operating time at, $I_{\Delta n}$	N/A ms	

K. Observations		
Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.		
No remedial action is required. <input type="checkbox"/> N/A The following observations are made <input checked="" type="checkbox"/>		
Item No	Observations	Code
1	4 CONSUMER UNIT (S) / DISTRIBUTION BOARD(S) 4.4 Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	C3
2	4 CONSUMER UNIT (S) / DISTRIBUTION BOARD(S) 4.9 Correct identification of circuit details and protective devices (514.8.1;514.9.1)	C3
3	5 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1)	C3
--Observations continue on continuation sheet(s)--		
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	<input type="text" value="0"/>	
C2 - Potentially dangerous - urgent remedial action required	<input type="text" value="0"/>	
C3 - Improvement recommended	<input type="text" value="4"/>	
FI - Further investigation required without delay	<input type="text" value="0"/>	

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY


Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome	Comments		
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													
1.1	Condition of service cable										✓	No		
1.2	Condition of Service head										✓	No		
1.3	Condition of distributor's earthing arrangement										✓	No		
1.4	Condition of meter tails - Distributor/Consumer										✓	No		
1.5	Condition of metering equipment										✓	No		
1.6	Condition of Isolator (where present)										N/A	No		
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES										N/A	No		
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 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)										N/A	No		
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)										N/V	No		
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)										✓	No		
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)										C3 (see section K)	No		
3.6	Confirmation 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 other protective bonding connections (543.3.2)										N/V	No		
4.0	CONSUMER UNIT (S) / DISTRIBUTION BOARD(S)													
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 (421.1.201; 526.5)										C3 (see section K)	No		
4.5	Enclosure not damaged/deteriorated so as to impair safety (Regulation 621.2 (iii))										✓	No		
4.6	Presence of linked main switch (as required by 537.1.4)										N/A	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 (612.13.2)										✓	No		
4.9	Correct identification of circuit details and protective devices (514.8.1;514.9.1)										C3 (see section K)	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)										N/A	No		
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)										N/A	No		
4.13	Presence of other required labelling (please specify)(Section 514)										N/A	No		
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 switching or protective devices in line conductor only (132.14.1; 530.3.2)										✓	No		
4.16	Protection against mechanical damage where cables enter consumer unit / 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	Confirmation of indication that SPD is functional (534.2.8)										N/A	No		
4.21	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure (526.1)										✓	No		
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)										N/A	No		
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)										N/A	No		
5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)										C3 (see section K)	No		
5.2	Cables correctly supported throughout their run (522.8.5)										N/V	No		
5.3	Condition of insulation of live parts (416.1)										✓	No		

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY CONTINUED

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome	Comments		
5.0	FINAL CIRCUITS (Continued)													
5.4.0	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)										N/A	No		
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)										N/A	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) (522.6.202)										N/V	No		
5.11	Cables concealed under floors, above ceilings or in walls / partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)										N/V	No		
5.12.0	Provision of additional protection by RCD not exceeding 30mA													
5.12.1	For all socket-outlets of rating 20 A or less, unless an exception is permitted (411.3.3)										✓	No		
5.12.2	For supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)										✓	No		
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)										✓	No		
5.12.4	For cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)										N/A	No		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)										N/V	No		
5.14	Band II Cables segregated / separated from Band I cables (528.1)										N/V	No		
5.15	Cables segregated / separated from communications cabling (528.2)										N/V	No		
5.16	Cables segregated / separated from non-electrical services (528.3)										N/V	No		
5.17.0	Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)													
5.17.1	Connections soundly made and under no undue strain (526.6)										✓	No		
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)										✓	No		
5.17.3	Connections of live conductors adequately enclosed (526.5)										✓	No		
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc...) (522.8.5)										✓	No		
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))										✓	No		
5.19	Suitability of accessories for external influences (512.2)										✓	No		
5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)										✓	No		
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)										✓	No		
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)										✓	No		
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)										N/A	No		
6.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)										N/A	No		
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671: 2008 (701.415.2)										N/A	No		
6.5	Low Voltage (e.g. 230 volts) socket outlets at least 3m from Zone 1 (701.512.3)										N/A	No		
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)										✓	No		
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)										N/A	No		
6.8	Suitability of current-using equipment for particular position within the location (701.55)										N/A	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).									Number of locations	1 (see continuation sheet)	Yes		

Inspected By	
Name: Gareth Fraser	Date: 06/09/2017
Signature: 	

Board Details	
TO BE COMPLETED IN EVERY CASE	ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION
Location of Distribution Board: <input type="text" value="Lounge"/> Distribution board designation: <input type="text" value="DB 1"/>	Supply to distribution board is from: <input type="text" value="N/A"/> No of phases: <input type="text" value="N/A"/> Nominal Voltage: <input type="text" value="N/A"/> V Overcurrent protective device for the distribution circuit Type BS(EN): <input type="text" value="N/A"/> Rating: <input type="text" value="N/A"/> A Associated RCD (if any) BS(EN): <input type="text" value="N/A"/> RCD No of Poles: <input type="text" value="N/A"/> RCD Rating: <input type="text" value="N/A"/> mA

Circuit Details													
Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times	Overcurrent protective device				RCD Op. current I _{Δn}	Max permitted Z _s Ω
					Live mm ²	cpc mm ²		BS(EN)	Type No	Rating A	Short circuit capacity kA		
1/S	Lighting	A	C	5	1.0	1.0	0.4	60898 MCB	B	6	6	30	7.28
2/S	Shower	A	C	1	6.0	2.5	5	60898 MCB	B	40	6	30	1.09
3/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
4/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
5/S	Boiler	A	C	1	2.5	1.5	0.4	60898 MCB	B	20	6	30	2.19
6/S	Rfc house sockets	A	C	16	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37
7/S	Hob	A	C	2	6.0	2.5	0.4	60898 MCB	B	32	6	30	1.37

Wiring Code								
A	B	C	D	E	F	G	H	O
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	Mineral insulated cables	Other

Operational Limitations including the reasons, Continued. from page 1

Circuits not located within a reasonable amount of time designated as "Circuit Not Found" with Limitations on any live testing.

Not every circuit final termination was accessible. Therefore some readings were ascertained at next most practical point in the circuit.

Insulation resistance of circuits was tested in accordance with regulation 612.3.3 on circuits where it was impracticable to disconnect the load, to prevent damage to electronic or sensitive equipment.

Could not access high level or external lighting. Testing taken place at the most practicable and accessible control point

General condition of the installations (In terms of electrical safety), Continued. from page 1

Main protective bonding the main water intake could not be verified visually, due to the intake being boxed in.

Testing of pipeworks is below 0.05 ohms.

Extent of Electrical Installation covered by this report, Continued. from page 1

final circuits. With a visual inspection within the constraints of the limitations.

Observations Continued from Page 2

Item No	Description	Code
4	3 EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54) 3.5 Accessibility and condition of earthing conductor at MET (543.3.2)	C3

Code Key

- C1 - Danger present. Risk of injury. Immediate remedial action required
- C2 - Potentially dangerous - urgent remedial action required
- C3 - Improvement recommended
- FI - Further investigation required without delay

Page 3/4 Special Location Details

Bathroom.

CONDITION REPORT GUIDANCE NOTES FOR RECIPIENTS

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 residual current devices (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 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 skilled person competent in electrical installation work 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 (code F1) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated without delay. 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 skilled person or persons, competent in such work. 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.