

<div>Client: <div>Cloud Lettings</div></div> <div>Address: <div>41 Carholme Road Lincoln Lincolnshire LN1 1RN</div></div>		<div>Purpose of this report: <div>5 yearly inspection Repairs</div></div> <div>Date(s) on which Inspection: and testing was carried out <div>07/06/2017</div></div>	
<div>Installation: <div>31 Vernon Street</div></div> <div>Occupier: <div>Tenant</div></div> <div>Address: <div>31 Vernon Street Lincoln Lincolnshire  LN5 7QU</div></div> <div>Record of Installation available: <div>N/A</div> Records held By: <div>N/A</div></div>		<div><div>Description of premises:</div><div><div>Domestic</div><div>Commercial</div><div>Industrial</div></div><div><div><input checked="" type="checkbox"/></div><div><div>N/A</div></div><div><div>N/A</div></div></div><div>Other: <div>N/A</div></div><div>Estimated age of wiring system: <div>35</div> yrs</div><div>Evidence of alterations or additions: <div><input checked="" type="checkbox"/></div> If yes estimated Age <div>5</div> yrs</div><div>Date of previous inspection: <div>01/06/2012</div></div></div>	
<div>Extent of Electrical Installation covered by this report: <div>As detailed on this report only.</div></div> <div>Operational Limitations including the reasons (See page No <div>N/A</div> ) <div>None</div></div>		<div>Agreed limitations including the reasons (See regulation 634.2) <div>Inspection to fixed wiring only, Inspection to fixed --See Additional Page--</div></div> <div>Agreed with name <div>Client</div></div>	
<div>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 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.</div>			
<div>General condition of the installations (In terms of electrical safety) <div>The installation is wired using pvc/pvc cable with red and black coloured conductors with some more recent work being carried out --See Additional Page--</div></div>			
<div>Overall assessment of the installation <div>Satisfactory</div> *An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.</div>			
<div>Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY ,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 '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 We recommend that the installation is further inspected and tested by <div>07/06/2022</div></div>			
<div>Trading Title and address <div>MB Electrical Services (Lincoln) Ltd, Unit 12, Lincoln Enterprise Park, Newark Road, Lincoln, Lincolnshire, LN5 9FP</div></div>		<div>NICEIC Enrolment Number <div>021855</div></div> <div>Branch No. (If Applicable) <div>n/a</div></div>	
<div>Inspected and tested by: Name <div>A. Bosnell</div> Position <div>Qualifying Supervisor</div> Signature <div>A. Bosnell</div> Date <div>07/06/2017</div></div> <div>Report authorised for issue by: Name <div>M Bosnell</div> Position <div>Qualifying Supervisor</div> Signature <div>M Bosnell</div> Date <div>07/06/2017</div></div>			
<div>The attached schedule(s) are part of this document and this report is valid only when they are attached to it.</div> <div><div>1</div> Schedule(s) of inspection and <div>1</div> Schedule(s) of test results are attached</div>			

Earthing Arrangements		Number and Type of Live Conductors		Nature of Supply Parameters		Supply protective device	
TN-S	N/A	a.c.	<input checked="" type="checkbox"/>	d.c.	N/A	Nominal Voltage $U^{(1)}$	N/A 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	3 Wire	N/A	Nominal frequency $f^{(1)}$	50 Hz
TT	N/A	3-Phase (3 wire)	N/A	3-Phase (4 wire)	N/A	Prospective fault current $I_{pf}^{(2)}$	1.06 kA
IT	N/A	Other	N/A		Other	External loop impedance $Z_e^{(2)}$	0.19 $\Omega$
		Confirmation of supply polarity		<input checked="" type="checkbox"/>		Number of supplies	1
						(Note: (1) by enquiry, (2) by enquiry or by measurement)	
						BS(EN) 1361 Fuse HBC	
						Type 2	
						Nominal current rating 100 A	
						Short circuit capacity 33 kA	

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 $\Omega$
		Location	N/A
		Method of measurement	N/A

Tick boxes and enter details as applicable

Earthing Conductor	Material	Copper	csa	16	mm <sup>2</sup>	Connection and Continuity Verified	<input checked="" type="checkbox"/>
Main protective bonding conductors	Material	Copper	csa	10	mm <sup>2</sup>	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"/>	Structural Steel	N/A
Oil installation pipes	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	

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

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. ☒ The following observations are made ☒

Item No	Observations	Code
1	1st floor shower room extractor fan inlet mounted in the loft hatch.	C3
2	Old storage heater points require blanking off.	C3
3	4 CONSUMER UNIT (S) / DISTRIBUTION BOARD(S) 4.4 Condition of enclosure(s) in terms of fire rating etc	C3
	(421.1.201; 526.5)	

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	0
C2 - Potentially dangerous - urgent remedial action required	0
C3 - Improvement recommended	3
FI - Further investigation required without delay	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	
<b>1.0</b>	<b>DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT</b>													
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	
<b>2.0</b>	<b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES</b>										N/A		No	
<b>3.0</b>	<b>EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)</b>													
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)										✓		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)										✓		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)										✓		No	
<b>4.0</b>	<b>CONSUMER UNIT (S) / DISTRIBUTION BOARD(S)</b>													
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)										✓		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)										✓		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)										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) )										N/A		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	
<b>5.0</b>	<b>FINAL CIRCUITS</b>													
5.1	Identification of conductors (514.3.1)										✓		No	
5.2	Cables correctly supported throughout their run (522.8.5)										✓		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)									LIM				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)									LIM				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)									✓				No	
5.14	Band II Cables segregated / separated from Band I cables (528.1)									N/A				No	
5.15	Cables segregated / separated from communications cabling (528.2)									N/A				No	
5.16	Cables segregated / separated from non-electrical services (528.3)									✓				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)									✓				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)									✓				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).									Number of locations		0			No

Name: A. Bosnell

Date: 07/06/2017

Signature:


A. Bosnell

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	Understairs cupboard	Supply to distribution board is from	N/A
Distribution board designation	DB 1 Volex	No of phases	N/A
		Nominal Voltage	N/A V
		Overcurrent protective device for the distribution circuit	
		Type BS(EN)	N/A
		Rating	N/A A
		Associated RCD (if any)	
		BS(EN)	N/A
		RCD No of Poles	N/A
		RCD Rating	N/A mA

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	
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS(EN)	Type No	Rating A	Short circuit capacity kA	Op. current I <sub>Δn</sub>	Max permitted Zs Ω
1/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-
2/S	RCD Module Covering	-	-	-	-	-	-	-	-	-	-	-	-
3/S	Shower	A	C	1	10	4	5	60898 MCB	B	40	6	30	1.09
4/S	Sockets	A	C	8	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37
5/S	Groundfloor lights	A	C	7	1	1	0.4	60898 MCB	B	6	6	30	7.28
6/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
7/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
8/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-
9/S	RCD Module Covering	-	-	-	-	-	-	-	-	-	-	-	-
10/S	Oven	A	C	1	6	2.5	0.4	60898 MCB	B	32	6	30	1.37
11/S	Groundfloor sockets	A	C	11	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37
12/S	1st floor lights, smoke detectors	A	C	14	1	1	0.4	60898 MCB	B	6	6	30	7.28
13/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
14/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-

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

none

Signature		Position	Qualifying Supervisor
Name	A. Bosnell	Date of testing	07/06/2017

appliances. Sufficient sample checks to the installation and accessories removed to provide an accurate assessment of the installation. A minimum sample of 33% taken from the circuits as detailed on report.

using cable with brown and blue coloured conductors. The consumer unit is a dual rcd type unit affording all the circuits with circuit breaker protection with additional rcd protection to the circuit wiring and socket outlets. The main protective bonding conductors to the incoming gas and water services are installed as required, Installation satisfactory after remedial works on the 25/9/17

## 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.