NICEIC APPROVED CONTRACTOR

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IPN4/ 0266554

ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

Contractor's Reference Number

CRN/

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX

A. DETAILS OF THE CLIENT

Client: MR., J FAGE

Address: 43 LLANGYFELACH ROAD SWANSEA

Postcode: SA5 7JA

B. PURPOSE OF THE REPORT

This report must be used only for reporting on the condition of an existing installation.

Purpose for which this report is required: LETTING PURPOSES, INSURANCE, LOCAL AUTHORITY

Date(s) on which inspection and testing were carried out: 19/3/19

C. DETAILS OF THE INSTALLATION

Occupier: TENANTS

Address: 14 MARLBOROUGH ROAD BRYNMILL, SWANSEA

Postcode: SA2 0EA

Estimated age of the electrical installation: 21 years

Description of premises: domestic, commercial, industrial, other (Please state): COMMERCIAL

Evidence of alterations or additions: ✓ If yes, estimated age: 10 years

Date of previous inspection: 6/9/16

Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: —

Records of installation available: —

Records held by: —

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

COMPLETE INSTALLATION

Agreed limitations including the reasons, if any, on the inspection and testing:

CABLES BURIED IN FLOORS & WALLS.

Agreed with: CLIENT

Operational limitations including the reasons (see page No. —)

NONE

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually 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):

INSTALLATION COMPLYS WITH B.S. 7671

Summary of the condition of the installation continued on additional pages? No ✓ Yes ✗ Specify page No(s): —

Overall assessment of the installation: SATISFACTORY / [redacted]*

(Delete as appropriate)

* **An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that Further investigation without delay (FI) is required**

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

Please see the 'Notes for Recipients' on the reverse of this page.

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ELECTRICAL INSTALLATION CONDITION REPORT

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F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:

There are **no** items adversely affecting electrical safety ✓ **or** The following observations and recommendations for action are made X

Item No	Observations	Code†
1		

Additional pages? No ✓ Yes X Specify page No(s): NONE

† *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:*

Code C1 ***'Danger present'****. Risk of injury. Immediate remedial action required.*
Code C2 ***'Potentially dangerous'****. Urgent remedial action required.*
Code C3 ***'Improvement recommended'****.*
Code FI ***'Further investigation required without delay'****.*

Please see the reverse of this page for guidance regarding the Classification codes.

Immediate remedial action required for items: NONE

Urgent remedial action required for items: N

Further investigation required without delay for items: N

Improvement recommended for items: A

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1 (see C), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see F) and the attached schedules (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations of the inspection and testing (see D).

I/We further declare that in my/our judgement, the overall assessment of the installation in terms of its suitability for continued use is

SATISFACTORY / [redacted] **(see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).**

Delete as appropriate

* **An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that Further investigation without delay (FI) is required.**

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: G. Edwards.
Name (CAPITALS): GARY EDWARDS
Position: Q.M.
Date: 19/3/19

REPORT REVIEWED AND CONFIRMED BY:

Signature: G. Edwards.
Name (CAPITALS): GARY EDWARDS
(Registered Qualified Supervisor for the Approved Contractor at J)
Date: 19/3/19

This report is based on the model forms shown in Appendix 6 of BS 7671
Published by Certsure LLP. Certsure LLP operates the ELECSA & NICEIC brands.

Please see the 'Guidance for Recipients on the Classification codes' on the reverse of this page.

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ELECTRICAL INSTALLATION CONDITION REPORT

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H. SCHEDULES AND ADDITIONAL PAGES

Inspection Schedule: Page(s) No 4, 5, 6

Schedule of Circuit Details for the Installation: Page No(s) 7 ✓

Additional pages, including additional source(s) data sheets: Page No(s) NONE

Schedule of Test Results for the Installation: Page No(s) 8 ✓

The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

I. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than ONE YEAR (Enter interval in terms of years, months or weeks, as appropriate)

provided that any items at F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or FI (further investigation required without delay) are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: GARY EDWARDS (A.I. ELECTRICS)

Address: 103 DOLAU FAN ROAD
BURRY PORT
CARMARTHENSHIRE

Postcode: SA16 0RP

Telephone number: 07891471260

Email address: —

NICEIC APPROVED CONTRACTOR Enrolment number: (Essential information) 0 2 4 6 5 0

Branch number: (if applicable) N A

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type(s)

TN-S	✓
TN-C-S	
TN-C	
TT	
IT	

Number and type of live conductors

	a.c. ✓		d.c.
1-phase (2-wire)	✓	1-phase (3-wire)	2-pole
2-phase (3-wire)			3-pole
3-phase (3-wire)		3-phase (4-wire)	other
Other	Please state		

Nature of supply parameters

Nominal U (1) voltage(s):	246 V	U_o (1)	230 V
Nominal frequency, f (1)	50 Hz		
Prospective fault current, I_{pf} (2)(3)	0.96 kA		
External earth fault loop impedance, Z_e (3)(4)	0.35 Ω		
Number of sources	1		

Notes:
(1) by enquiry
(2) by enquiry or by measurement
(3) where more than one supply, record the higher or highest values
(4) by measurement

Characteristics of primary supply overcurrent protective device(s)

BS(EN)	1361
Type	2
Rated current	60 A
Short-circuit capacity	16 kA
Confirmation of supply polarity	✓ (✓)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing

Distributor's facility:	✓
Installation earth electrode:	X

Details of installation earth electrode (where applicable)

Type: (eg rod(s), tape(s) etc)	X	Location:	X
Electrode resistance, R_A:	X (Ω)	Method of measurement:	X

Main Switch/Switch-Fuse/Circuit-Breaker/ RCD

Type: BS(EN)	60348/3	Voltage rating	240 V
No of poles	2	Rated current, I_n	100 A
Primary supply conductors: material	COPPER	RCD operating current, $I_{\Delta n}$*	30 mA
Primary supply conductors: csa	16 mm²	Rated time delay*	29 ms
		RCD operating time (at $I_{\Delta n}$)*	16 ms

* (applicable only where an RCD is suitable and is used as a main circuit-breaker)

Earthing and protective bonding conductors

Earthing conductor		Main protective bonding conductors	
Conductor material	COPPER	Conductor material	COPPER
Conductor csa	10 mm²	Conductor csa	10 mm²
Connection/ continuity verified	✓ (✓)	Connection/ continuity verified	✓ (✓)

Bonding of extraneous-conductive-parts (✓)

Water installation pipes	✓	Lightning protection	X
Oil installation pipes	X	Structural steel	X
Gas installation pipes	✓		
Other	—		

Please see the 'Notes for Recipients' on the reverse of this page.

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IPN4/ 0266554

ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
1.0	**Condition/adequacy of distributor's/supply intake equipment†**	✓	
1.1	Service cable	✓	Meter Room
1.2	Service head	✓	"
1.3	Distributor's earthing arrangement(s)	✓	"
1.4	Meter tails – Distributor/ Consumer	✓	"
1.5	Metering equipment	✓	"
1.6	Means of main isolation *(where present)*	✓	"
2.0	**Presence of adequate arrangements for parallel or switched alternative sources**		
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	✓	N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	✓	"
3.0	**Automatic disconnection of supply**		
3.1	Main earthing and bonding arrangements	✓	"
	• Presence and condition of distributor's earthing arrangement	✓	"
	• Presence and condition of earth electrode arrangement	✓	"
	• Adequacy of earthing conductor size	✓	"
	• Adequacy of earthing conductor connections	✓	"
	• Accessibility of earthing conductor connections	✓	"
	• Adequacy of main protective bonding conductor size(s)	✓	"
	• Adequacy of main protective bonding conductor connections	✓	"
	• Accessibility of main protective bonding connections	✓	"
	• Accessibility and condition of other protective bonding connections	✓	"
	• Provision of earthing/bonding labels at all appropriate locations	✓	"
3.2	FELV		
	• Source providing at least simple separation	✓	"
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	✓	"
3.3	Reduced low voltage		
	• Adequacy of source	✓	"
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	✓	"
4.0	**Other methods of protection** *(where the methods of protection listed below are employed, details should be provided on separate sheets)*		
4.1	Double insulation	✓	"
4.2	Reinforced insulation	✓	"
4.3	Use of obstacles	✓	"
4.4	Placing out of reach	✓	"
4.5	Non-conducting location	✓	"
4.6	Earth-free local equipotential bonding	✓	"
4.7	Electrical separation for more than one item of equipment	✓	"
5.0	**Distribution equipment**		
5.1	Adequacy of working space/accessibility of equipment	✓	"
5.2	Security of fixing	✓	"
5.3	Condition of insulation of live parts	✓	"
5.4	Adequacy/security of barriers	✓	"
5.5	Condition of enclosure(s) in terms of IP rating	✓	"
5.6	Condition of enclosure(s) in terms of fire rating	✓	"
5.7	Enclosure not damaged/deteriorated so as to impair safety	✓	"
5.8	Presence of main switch(es), linked where required	✓	"
5.9	Operation of main switch(es) *(functional check)*	✓	"
5.10	Correct identification of circuit protective devices	✓	"
5.11	Adequacy of protective devices for prospective fault current	✓	"
5.12	RCD(s) provided for fault protection – includes RCBOs	✓	"
5.13	RCD(s) provided for additional protection – includes RCBOs	✓	"

* ***All Outcome boxes must be completed.***
'✓' indicates **Acceptable condition**
'LIM' indicates a **Limitation**
'N/A' indicates **Not applicable**

Unacceptable condition state **C1** or **C2**
Improvement recommended state **C3**
Further investigation required without delay state **FI**
(to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and FI coded items to be recorded in Section F of the report.

† Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.

ELECTRICAL INSTALLATION CONDITION REPORT

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
7.0	**Isolation and switching**		
7.1	Isolators	✓	
	• presence and condition of appropriate devices	✓	Hall
	• acceptable location (state if local or remote)	✓	〃
	• capable of being secured in the OFF position	✓	〃
	• correct operation verified	✓	〃
	• clearly identified by position and/or durable marking(s)	✓	〃
	• Warning label posted in situations where live parts cannot be isolated by the operation of a single device	✓	〃
7.2	Switching off for mechanical maintenance	✓	
	• presence and condition of appropriate devices	✓	〃
	• acceptable location	✓	〃
	• capable of being secured in the OFF position	✓	〃
	• correct operation verified	✓	〃
	• clearly identified by position and/or durable marking(s)	✓	〃
7.3	Emergency switching/stopping	✓	
	• presence and condition of appropriate devices	✓	〃
	• readily accessible for operation where danger might occur	✓	〃
	• correct operation verified	✓	〃
	• clearly identified by position and/or durable marking(s)	✓	〃
7.4	Functional switching	✓	〃
	• presence and condition of appropriate devices	✓	〃
	• correct operation verified	✓	〃
8.0	**Current-using equipment (*permanently connected*)**		
8.1	Condition of equipment in terms of IP rating	✓	〃
8.2	Equipment does not constitute a fire hazard	✓	〃
8.3	Enclosure not damaged/deteriorated so as to impair safety	✓	〃
8.4	Suitability for the environment and external influences	✓	〃
8.5	Security of fixing	✓	〃
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire (*indicate extent of sampling in Section D of report*)	✓	〃
8.7	Recessed luminaires (e.g. downlighters)	✓	
	• correct type of lamps fitted	✓	〃
	• 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/terminations	✓	〃
9.0	**Location(s) containing a bath or shower**		
9.1	Additional protection by RCD not exceeding 30 mA	✓	
	• for low voltage circuits serving the location	✓	〃
	• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	✓	〃
9.2	Where used as a protective measure, requirements for SELV or PELV are met	✓	〃
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	✓	〃
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	✓	〃
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	✓	〃
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓	〃
9.7	Suitability of equipment for installation in a particular zone	✓	〃
9.8	Suitability of current-using equipment for a particular position within the location	✓	〃
10.0	**Other special installations or locations**		
	List special locations present, if any. List the results of particular inspections applied (a separate page is required for each location).	X	—

* ***All Outcome boxes must be completed.***
'✓' indicates **Acceptable condition**
'LIM' indicates a **Limitation**
'N/A' indicates **Not applicable**

Unacceptable condition state **C1** or **C2**
Improvement recommended state **C3**
Further investigation required without delay state **FI**
(to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and FI coded items to be recorded in Section F of the report.

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Original (To the person ordering the work)

SCHEDULE OF CIRCUIT DETAILS FOR THE PRIMARY DISTRIBUTION BOARD

TO BE COMPLETED IN EVERY CASE	TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*
Location of distribution board: MIDDLE Room CUPBOARD	Supply to distribution board is from: No of phases: Nominal voltage: V
Distribution board designation: 1	Overcurrent protective device for the distribution circuit: Associated RCD (if any): BS (EN) Type: BS (EN) Rating: A RCD No of poles: $I_{\Delta n}$ mA

CIRCUIT DETAILS

Circuit number and line	Circuit designation	Type of wiring (see code below)	Reference method ↑	Number of points served	Circuit conductors: csa Live (mm²)	Circuit conductors: csa cpc (mm²)	Max. disconnection time permitted by BS 7671 (s)	Overcurrent protective devices BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	RCD Operating current, $I_{\Delta n}$ (mA)	Maximum Z_s permitted by BS 7671 (Ω)
								MCB					
1	COOKER	1	101	1	6.0	2.5	0.4	60898	11	32	6	30	1.50
2	SHOWER	1	"	1	6.0	2.5	"	"	"	32	"	"	1.50
3	POWER RING MAIN	1	"	22	2.5	1.5	"	"	"	32	"	"	1.50
4	POWER RING MAIN	1	"	19	2.5	1.5	"	"	"	32	"	"	1.50
5	LIGHTING UPSTAIRS/ALARMS	1	"	10	1.0	1.0	"	"	"	6	"	"	8
6	LIGHTING UPSTAIRS	1	"	7	1.0	1.0	"	"	"	6	"	"	8
7	LIGHTING DOWNSTAIRS	1	"	8	1.0	1.0	"	"	"	6	"	"	8

* *In such cases, details of the distribution (sub-main) circuit(s), together with the test results for the circuit(s), must also be provided on continuation schedules.*

↑ *See Table 4A2 of Appendix 4 of BS 7671*

CODES FOR TYPE OF WIRING								
A	B	C	D	E	F	G	H	O (Other - please state)
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic /SWA cables	Thermosetting/ SWA cables	Mineral-insulated cables	

See next page for Schedule of Test Results

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SCHEDULE OF TEST RESULTS FOR THE PRIMARY DISTRIBUTION BOARD

TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Characteristics at this distribution board

Confirmation of supply polarity

☆ *See note below*

Z_s ☆ Ω — Operating times of associated RCD (if any) — At $I_{\Delta n}$ ms

I_{pf} ☆ kA — At $5I_{\Delta n}$ (if applicable) ms

Phase sequence confirmed (where appropriate) (✓)

Test instruments (serial numbers) used:

Earth fault loop impedance	F10 240	RCD	F10 240
Insulation resistance	F10 240	Multi function	
Continuity	F10 240	Other	

TEST RESULTS

Circuit number and line	Circuit impedances (Ω)					Insulation resistance *Record lower or lowest value*				Polarity	Maximum measured earth fault loop impedance, Z_s☆	RCD		
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Neutral/Earth			Operating times		Test button operation (✓)
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	R_2	(MΩ)	(MΩ)	(MΩ)	(MΩ)	(✓)	(Ω)	at $I_{\Delta n}$ (ms)	at $5I_{\Delta n}$ (if applicable) (ms)	
1	—	—	—	0.39	—		200	200	200	✓	0.39	29	16	✓
2	—	—	—	0.43	—		〃	〃	〃	✓	0.41	〃	1	✓
3	0.41	0.41	0.43	0.84	—		〃	〃	〃	✓	0.41	〃	1	✓
4	0.52	0.52	0.54	1.06	—		〃	〃	〃	✓	0.40	〃	〃	✓
5	—	—	—	0.78	—		〃	〃	〃	✓	0.41	〃	〃	✓
6	—	—	—	0.94	—		〃	〃	〃	✓	0.40	〃	1	✓
7	—	—	—	1.11	—		〃	〃	〃	✓	0.41	〃	〃	✓

☆ *Note: Where the installation can be supplied by more than one source, such as a primary source (e.g. public supply) and a secondary source (e.g. standby generator), the higher or highest values must be recorded.*

TESTED BY

Signature: G. Edwards Position: 19/3/19 Q.M.

Name: (CAPITALS) GARY EDWARDS Date of testing: 19/3/19

See previous page for Schedule of Circuit Details