

Reference Number:

2015-PEARLMAN-001

LAWRENCE CONTRACTORS

MRDANLAWRENCE@GMAIL.COM 07775913911

COPY**ELECTRICAL INSTALLATION CONDITION REPORT**

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS7671 (IET WIRING REGULATIONS))

Details of the Client**1**

Details of the Client:

PHILLIP PEARLMAN
79 Calver Avenue
Brookmans Park
Herts

AL9 7AJ.

Reason for producing the report:

Student house electrical safety

Details of the Installation**2**

Occupier and Address:

Student Tenants
9 Pevensey Road
Brighton

BN2 3AG

Description of premises:

Student Rental

Estimated age of wiring system(years):

20

Evidence of additions / alterations:

Yes

If yes, estimate
age: (years)

5

Installation records
available:

Yes

Date of last inspection:

04/04/2010

Extent and Limitations of Inspection and Testing**3**

Extent of installation covered by this report:

All circuits tested

Agreed and operational limitations on inspection and testing (include reasons and person agreed with):

Dead tests not included I-n as equipment connected

The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS7671:2008 (IET Wiring Regulations) as amended to **No.2 - August 2013**. 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.

Summary of the Condition of the Installation**4**

See page 2 for a summary of the general condition of the installation in terms of electrical safety.

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

Unsatisfactory

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

Declaration**5**

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 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 listed above.

Inspected and Tested by:**Report reviewed and authorised for Issue by:**

Name: DANIEL LAWRENCE

Name:

Position: Qualified Supervisor

Position:

Date: 04/04/2015

Date:

Signature:

Signature:

Reference Number:

2015-PEARLMAN-001

LAWRENCE CONTRACTORS

MRDANLAWRENCE@GMAIL.COM 07775913911

COPY

Details of the Contractor Responsible for the Inspection and Testing

6

Company and Address including postcode:

LAWRENCE CONTRACTORS
181 Queens Park Road
Brighton
East Sussex
Brookmans Park

BN2 9ZA

Telephone Number:

07775913911

CPS Provider:

Napit

CPS Registration No:

20208

Recommendations

7

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 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

Needs maintenance

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested after an interval not exceeding:

5 years

Supply Characteristics & Earthing Arrangements

8

System Earthing Arrangement:

TN-S

No. & Type of Live Conductors:

a.c. 1 phase - 2 wire

Other Sources of Supply

X

Nominal Voltage⁽¹⁾U₀

230

V

U

N/A

V

(to be detailed on attached schedules)

Supply Protective Device

Nominal Frequency, f⁽¹⁾

50

Hz

BS(EN):

1361

Type:

N/A

External Loop Impedance, Z_e⁽²⁾

.60

Ω

⁽¹⁾ By Enquiry

Rating:

100

A

Breaking capacity:

6

kA

Prospective Fault Current, I_{pf}⁽²⁾

.90

kA

⁽²⁾ By Enquiry or by measurement

Particulars of the Installation

9

Maximum Demand (Load)

70

A

Fault Protection:

ADS

Main Switch or Circuit-breaker

Means of Earthing

Distributors Facility:

✓

Electrode Details (if applicable)

Type:

N/A

Location:

Under stairs

Installation Earth Electrode:

Location:

Resistance to Earth:

Ω

BS(EN):

60947-3

Type:

Current Rating:

100

A

No. of poles:

2

Voltage Rating:

230

V

RCD Operating current

RCD Rated time delay

RCD Operating time at I_{Δn}

mA

ms

ms

Main Protective Conductors

Earthing Conductor:

Material

Copper

Csa:

16

mm²

Continuity & Connection

✓

Other Bonded Services:

Water:

✓

Oil:

N/A

Main Protective Bonding Conductor:

Material

Copper

Csa:

10

mm²

Continuity & Connection

✓

Gas:

✓

Steel:

N/A

Other:

Reference Number:

2015-PEARLMAN-001

LAWRENCE CONTRACTORS

MRDANLAWRENCE@GMAIL.COM 07775913911

COPY

Inspection Schedule (1)

	Comments	Outcome	Further investigation required
1 - DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT			
Service cable		✓	
Service cut-out / fuse		✓	
Meter tails - Distributor		✓	
Meter tails - Consumer		✓	
Metering equipment		✓	
Isolator		✓	
2 - Presence of adequate arrangements for parallel or switched alternative sources		C3	
3 - AUTOMATIC DISCONNECTION OF SUPPLY			
Main Earthing / Bonding arrangements:			
Presence of distributor's earthing arrangement or	•	✓	
Presence of earth electrode arrangement	•	✓	
Adequacy of earthing conductor size	•	✓	
Main protective earthing conductor connections	•	✓	
Accessibility of earthing conductor connections	•	✓	
Adequacy of main protective bonding conductor sizes	•	✓	
Main protective bonding conductor connection	•		
Accessibility of all protective bonding connection	•	C3	
Provision of earthing / bonding labels at all appropriate locations	•	✓	
FELV			
4 - OTHER METHODS OF PROTECTION (Where the methods listed below are employed details should be provided on separate sheets)			
Non-conducting location			
Earth-free local equipotential bonding			
Electrical separation			
Double insulation			
Reinforced insulation			
5 - DISTRIBUTION EQUIPMENT			
Adequacy of Working space / accessibility to equipment		C3	
Security of fixing		✓	
Condition of insulation of live parts			
Adequacy / security of barriers			
Condition of enclosure(s) in terms of IP rating etc		✓	
Condition of enclosure(s) in terms of fire rating etc		✓	
Enclosure not damaged / deteriorated so as to impair safety		✓	

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended. N/V : Not verified. LIM : Limitation. N/A : Not applicable

This form is based on the model shown in Appendix 6 of BS7671:2008 amended 2011.  Generated by Castline Systems FormFill software. © July 2011.

Reference Number:

2015-PEARLMAN-001

LAWRENCE CONTRACTORS

MRDANLAWRENCE@GMAIL.COM 07775913911

COPY

Inspection Schedule (2)

5 - DISTRIBUTION EQUIPMENT (Continued)

Comments	Outcome	Further investigation required
Presence and effectiveness of obstacles		
Placing out of reach		
Presence of main switch(es), linked where required	✓	
Operation of main switch(es) (functional check)	✓	
Manual operation of circuit-breakers and RCD(s) to prove disconnection	✓	
Confirmation that integral test button / switch causes RCD(s) to trip when operated (functional check)		
RCD(s) provided for fault protection - includes RCBOs	✓	
RCD(s) provided for additional protection where required - includes RCBOs	✓	
Presence of RCD quarterly test notice at or near equipment where required	✓	
Presence of diagrams, charts or schedules at or near equipment where required		
Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	✓	
Presence of alternative supply warning notice at or near equipment where required	N/A	
Presence of next inspection recommended label	✓	
Presence of other required labelling (Please specify)		
Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing and overheating)	✓	
Single-pole protective devices in line conductor only	✓	
Protection against mechanical damage where cables enter equipment	✓	
Protection against electromagnetic effects where cables enter ferromagnetic enclosures	✓	

6 - DISTRIBUTION CIRCUITS

Identification of conductors	✓	
Cables correctly supported throughout their run	✓	
Condition of insulation of live parts	✓	
Non-sheathed cables protected by enclosure in conduit, duct or trunking	✓	
Suitability of containment systems for continued use (including flexible conduit)		
Cables correctly terminated in enclosures		
Examination of cables for signs of unacceptable thermal and mechanical damage / deterioration		
Adequacy of cables for current-carrying capacity with regard for the type and nature of installation	✓	
Adequacy of protective devices; type and rated current for fault protection	✓	
Presence and adequacy of circuit protective conductors		
Coordination between conductors and overload protective device	✓	

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended. N/V : Not verified. LIM : Limitation. N/A : Not applicable

Reference Number:

2015-PEARLMAN-001

LAWRENCE CONTRACTORS

MRDANLAWRENCE@GMAIL.COM 07775913911

COPY

Inspection Schedule (3)

	Comments	Outcome Further investigation required
6 - DISTRIBUTION CIRCUITS (Continued)		
Cable installation methods / practices with regard to the type and nature of installation and external influences		
Where exposed to direct sunlight, cable of a suitable type		
Cables concealed under floors, above ceilings, in walls / partitions less than 50mm from a surface, and in partitions containing metal parts:		
Cables installed in prescribed zones (see <i>Extent and limitations</i>) •		
Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, • screws and the like (see <i>Extent and limitations</i>)		
Provision of fire barriers, sealing arrangements and protection against thermal effects		
Band II Cables segregated / separated from band I cables		
Cables segregated / separated from non-electrical services		
Condition of circuit accessories		
Suitability of circuit accessories for external influences		
Single-pole devices for switching in line conductor only		
Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment - identify / record numbers and locations of items inspected		
Presence, operation and correct location of appropriate devices for isolation and switching		
General condition of wiring systems		
Temperature rating of cable insulation		
7 - FINAL CIRCUITS		
Identification of conductors		✓
Cables correctly supported throughout their run		
Condition of insulation of live parts		
Non-sheathed cables protected by enclosure in conduit, ducting or trunking		
Suitability of containment systems for continued use (including flexible conduit)		
Adequacy of cables for current-carrying capacity with regard for the type and nature of installation		
Adequacy of protective devices; type and rated current for fault protection		
Presence and adequacy of circuit protective conductors		
Co-ordination between conductors and overload protective devices		
Wiring system(s) appropriate for the type and nature of the installation and external influences		

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended. N/V : Not verified. LIM : Limitation. N/A : Not applicable

Reference Number:

2015-PEARLMAN-001

LAWRENCE CONTRACTORS

MRDANLAWRENCE@GMAIL.COM 07775913911

COPY

Inspection Schedule (4)

7 - FINAL CIRCUITS (Continued)

Cables concealed under floors, above ceilings, in walls / partitions less than 50mm from a surface, and in partitions containing metal parts

- installed in prescribed zones (see *Extent and limitations*) •
- incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see *Extent and limitations*) or
- *for an installation not under the supervision of skilled or instructed persons, provided with additional protection by a 30mA RCD •

Comments

Outcome
Further investigation required

Provision of additional protection by 30mA RCD

- *for circuits used to supply mobile equipment not exceeding 32A rating for use outdoors in all cases •
- *for all socket outlets of rating 20A or less provided for use by ordinary persons unless exempt •

Provision of fire barriers, sealing arrangements and protection against thermal effects

- Band II cables segregated / separated from band I cables
- Cables segregated / separated from non-electrical services

Termination of cables at enclosures - identify / record numbers and locations of items inspected

- Connections under no undue strain •
- No basic insulation of a conductor visible outside enclosure •
- Connections of live conductors adequately enclosed •
- Adequately connected at point of entry to enclosure (glands, bushes etc) •

Condition of accessories including socket-outlets, switches and joint boxes
Suitability of accessories for external influences

*Note: Older installations designed prior to BS7671:2008 may not have been provided with RCDs for additional protection

8 - ISOLATION AND SWITCHING

Isolators

- Presence and condition of appropriate devices •
- Acceptable location - state if local or remote from equipment in question •
- Capable of being secured in the OFF position •
- Correct operation verified •
- Clearly identified by position and / or durable marking •
- Warning label posted in situations where live parts cannot be isolated by the operation of a single device •

Switching off for mechanical maintenance

- Presence and condition of appropriate devices •
- Acceptable location - state if local or remote from equipment in question •
- Capable of being secured in the OFF position •
- Correct operation verified •
- Clearly identified by position and / or durable marking •

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended. N/V : Not verified. LIM : Limitation. N/A : Not applicable

Reference Number:

2015-PEARLMAN-001

LAWRENCE CONTRACTORS

MRDANLAWRENCE@GMAIL.COM 07775913911

COPY

Inspection Schedule (5)

8 - ISOLATION AND SWITCHING (Continued)

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

Comments

Outcome
Further
investigation
required

Functional Switching

- Presence and condition of appropriate devices
- Correct operation verified

9 - CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)

- Condition of equipment in terms of IP rating etc
- Equipment does not constitute a fire hazard
- Enclosure not damaged / deteriorated so as to impair safety
- Suitability for the environment and external influences
- Security of fixing
- Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: List number and location of luminaires inspected (separate page)

Recessed luminaires (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

10 - LOCATION(S) CONTAINING A BATH OR SHOWER

- Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA
- Where used as a protective measure, requirements for SELV or PELV met
- Shaver sockets comply with BS EN 61558-2-5 formerly BS3535
- Presence of supplementary bonding conductors, unless not required by BS7671:2008
- Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1
- Suitability of equipment for external influences from installed location in terms of IP rating
- Suitability of equipment for installation in a particular zone
- Suitability of current-using equipment for particular position within the location

11 - SPECIAL INSTALLATIONS OR LOCATIONS If any special installations or locations are present, list the particular inspections applied on a separate sheet.

Inspected by:

Name: DANIEL LAWRENCE

Date: 04/04/2015

Position: Qualified Supervisor

Signature:

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended. N/V : Not verified. LIM : Limitation. N/A : Not applicable

Reference Number:

2015-PEARLMAN-001

Circuit Details

DB Reference:

DB 1

DB Location:

LAWRENCE CONTRACTORS

MRDANLAWRENCE@GMAIL.COM 07775913911

COPY

Distribution Board Comments:

Supplied from: _____ Overcurrent Device: _____ RCD Operating Current: _____ mA
 Board Manufacturer: _____ Device Rating: _____ A RCD time delay: _____ ms RCD Operating time at I_{Δn}: _____ ms

Circuit Number	Circuit Description	Circuit Category	*Codes for Installation methods											Codes for type of wiring:			
			Number of points served	Disconnection Time (s)	Device BS (EN)	Device Type	Device Rating (A)	Device Breaking Capacity (kA)	RCD Operating Current (mA)	Maximum Permitted Z _s (Ω)	Type of Wiring	Installation Method*	Live csa (mm ²)		Cpc csa (mm ²)		
1	RCD		0.4														
2	Sockets	Radial Circuit	14	0.4	60898	B	16	6	N/A	2.8750	A	C	2.5	1.5	H	Mineral Insulated cables	
3	Main lights	Lighting Circuit	11	0.4	60898	B	6	6	N/A	7.6667	A	C	2.5	1.5	G	XLPE/SWA Cables	
4	Kitchen under unit	Radial Circuit	4	0.4	60898	B	16	6	N/A	2.8750	A	C	2.5	1.5	F	PVC/SWA Cables	
5	Spare			0.4											E	PVC Cables	
6	RCD			0.4											D	PVC Cables	
7	Under stair socket	Radial Circuit	1	0.4	60898	B	16	6	N/A	2.8750	A	C	2.5	1.5	C	PVC Cables in non-metallic conduit	
8	Wc power	Radial Circuit	3	0.4	60898	B	6	6	N/A	7.6667	A	C	2.5	1.5	B	PVC Cables in metallic conduit	
9	Bath lights	Lighting Circuit		0.4	60898	B	6	6	N/A	7.6667	A	C	2.5	1.5	A	PVC/PVC Cables	
10	Spare			0.4													

ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

This Report is an important and valuable document which should be retained for future reference.

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 4). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

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.

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.

Section 3 (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.

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 3 - Extent and Limitations on page 1.

For items classified in the observations 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.

For items classified in the observations 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.

Where it has been stated 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 7 - Recommendations).

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 on page 2 of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.