

ELECTRICAL INSTALLATION CONDITION REPORT

Certificate number: **M 001** Registration number: **33485** (optional) Sheet **1** of **5**

SECTION A: DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name **MR MORRIS** Address **15 WINDSOR ROAD**
SWINDON

SECTION B: REASON FOR PRODUCING THIS REPORT

Date(s) on which inspection and testing was carried out

SECTION C: DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier **N/A**
Address **VALLEYSIDE FLATS SWINDON WILTS**
Description of premises (tick as appropriate)
Domestic Commercial Industrial Other (include brief description)

Estimated age of wiring system years
Evidence of additions / alterations Yes No Not apparent If yes, estimate age **20** years
Installation records available? (Regulation 621.1) Yes No Date of last inspection **NOT KNOWN** (date)

SECTION D: EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of electrical installation covered by this report **COMMUNAL LIGHTING**

Agreed limitations including the reasons (see Regulation 634.2) **VISUAL INSPECTION WITH MEASURED / TESTED RESULTS RECORDED.**

Agreed with:

Operational limitations including the reasons (see page no.)

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2008 (IET Wiring Regulations) as amended to

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 inspection.

SECTION E: SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety) **UNSATISFACTORY**

Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY / UNSATISFACTORY** * (delete as appropriate).

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

SECTION F: RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/we recommend that any observations classed 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'. Observations classified as 'Improvements recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by **04/2017** (date).

SECTION 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 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 the 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.

Inspected and tested by:

Name (CAPITALS): **M BEVAN**
Signature: **M**
For/on behalf of: **M. BEVAN ELECTRICAL CONTRACTING**
Position: **OWNER**
Address: **28 FARWAY CAUSE**
WILTS Date: **10/4/12**

Report authorised for issue by:

Name (CAPITALS): **M BEVAN**
Signature: **M**
For/on behalf of: **M. BEVAN ELECTRICAL CONTRACTING**
Position: **OWNER**
Address: **28 FARWAY CAUSE**
WILTS Date: **10/4/12**

SECTION H: SCHEDULE(S)

2 schedule(s) of inspection and **1** schedule(s) of test results are attached. The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

ELECTRICAL INSTALLATION CONDITION REPORT

SECTION I: SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and type of live conductors	Nature and type of supply parameters	Supply protective device
TN-C <input type="checkbox"/>	a.c. <input checked="" type="checkbox"/> d.c. <input type="checkbox"/>	Nominal voltage, U / U ₀ ⁽¹⁾ 240 V	BS (EN) 1361
TN-S <input type="checkbox"/>	1-phase, 2 wire <input checked="" type="checkbox"/> 2-wire <input type="checkbox"/>	Nominal frequency, f ⁽¹⁾ 50 Hz	Type ITb
TN-C-S <input checked="" type="checkbox"/>	2-phase, 3 wire <input type="checkbox"/> 3-wire <input type="checkbox"/>	Prospective fault current, I _{pf} ⁽²⁾ 2.7 kA	Rated current 100 A
TT <input type="checkbox"/>	3-phase, 3 wire <input type="checkbox"/>	External loop impedance, Z _e ⁽²⁾ 0.08 Ω	
IT <input type="checkbox"/>	3-phase, 4 wire <input type="checkbox"/>	Note: (1) by enquiry. (2) by enquiry or measurement	
	Confirmation of supply polarity <input type="checkbox"/>		

Other sources of supply (as detailed on attached schedule)

SECTION J: PARTICULARS OF INSTALLATION REFERRED TO IN REPORT

Means of earthing	Details of Earth Electrode (where applicable)
Distributor's facility <input checked="" type="checkbox"/>	Type N/A
Installation earth electrode <input type="checkbox"/>	Location N/A
	Resistance to earth N/A Ω

Main protective conductors

Earthing conductor	Material Cu	Csa 16 mm ²	Connection/continuity verified <input checked="" type="checkbox"/>
Main protective bonding conductors	Material N/A	Csa N/A mm ²	Connection/continuity verified <input type="checkbox"/>
To incoming water service <input type="checkbox"/>	To incoming gas service <input type="checkbox"/>	To incoming oil service <input type="checkbox"/>	To structural steel <input type="checkbox"/>
To lightning protection <input type="checkbox"/>	To other incoming service(s) <input type="checkbox"/>	Specify	

Main switch / switch fuse / circuit breaker / RCD

Location L/H SIDE BLOCK	Current rating 45 A	If RCD main switch
..... OF FLAT	Fuse / device rating or setting 45 A	Rated residual operating current (I _{Δn}) N/A mA
BS (EN) S419	Voltage rating 240 V	Rated time delay N/A ms
No. of poles 2		Measured operating time (at I _{Δn}) N/A ms

SECTION K: OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified in the *Extent and Limitations of Inspection and testing section*

No remedial action is required The following observations are made: (See below)

Observation(s)	Classification code	Further investigation required (YES/NO)
SCREEN MISSING FROM L/H SIDE TOP LIGHT.	C3	
L/H SIDE CONDUIT BROKEN AT GROUND LEVEL	C3	
OPEN END TO CONDUIT ABOVE METAL BOX	C3	YES.
CONDUIT ROUTED IN TOP OF METAL BOX - CAUSING	C2	
WATER INGRESS INTO METAL BOX		
EARTHING CABLE MISSING	C3	
NOTE:		
R/H SIDE TOP POOL FLAT R/H CORNER - HAS CABLE PROTRUDING FROM FACIA, WRAPPED IN PLASTIC BAG AND TAPE (POSSIBLE NOT PART OF THIS INSTALLATION)		YES.

One of the following codes, as appropriate, has been allocated to each of the observations made to indicate to the person(s) responsible for the installation the degree of urgency of remedial action required.

- C1 - Danger present. Risk of injury. Immediate remedial action required
- C2 - Potentially dangerous. Urgent remedial action required
- C3 - Improvement recommended

Use additional form if required

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A 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	Not verified	NV	Limitation	Lim	Not applicable	N/A
Item no	Description					Outcome <small>(Use codes above, provide additional comment where appropriate. C1, C2 and C3 coded items to be recorded in Section K of the Condition Report)</small>			Further investigation required? <small>(YES / NO)</small>		
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT										
1.1	Service cable condition							✓			
1.2	Condition of service head							✓			
1.3	Condition of tails – distributor							✓			
1.4	Condition of tails – consumer							✓			
1.5	Condition of metering equipment							✓			
1.6	Condition of isolator (where present)							N/A			
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR SECONDARY OR ALTERNATIVE SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)										
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)							✓			
3.2	Presence and condition of earth electrode where applicable (542.1.2.3)							N/A			
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)							C3			
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)							✓			
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)							✓			
3.6	Confirmation of main protective bonding conductor sizes (544.1)							N/A			
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)							N/A			
3.8	Accessibility and condition of all protective bonding connections (543.3.2)							N/A			
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)										
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)							✓			
4.2	Security of fixing (134.1.1)							✓			
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)							C2			
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)							N/A			
4.5	Enclosure not damaged / deteriorated so as to impair safety (621.2 iii)							C2 AS ITM	4.3		
4.6	Presence of main linked switch (as required by 537.1.4)							✓			
4.7	Operation of main switch (functional check) (612.13.2)							✓			
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)							✓			
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)							✓			
4.10	Presence of RCD quarterly test notice present at or near consumer unit / distribution board (514.12.2)							N/A			
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)							N/A			
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)							N/A			
4.13	Presence of other required labelling (please specify) (Section 514)							N/A			
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)							✓			
4.15	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)							✓			
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)							✓			
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)							N/A			
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)							N/A			
4.19	RCD(s) provided for additional protection – includes RCBOs(411.3.3; 415.1)							N/A			

Item no	Description	Acceptable condition	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	NV	Limitation	Lim	Not applicable	N/A
		Outcome (Use codes above, provide additional comment where appropriate. C1, C2 and C3 coded items to be recorded in Section K of the Condition Report)										
5.0	FINAL CIRCUITS											
5.1	Identification of conductors (514.3.1)											✓
5.2	Cables correctly supported throughout their run (522.8.5)											✓
5.3	Condition of insulation of live parts (416.1)											✓
5.4	Non-sheathed cables protected by enclosure in conduit, duct or trunking (521.10.1) • To include the integrity of conduit and trunking systems (metallic and plastic)											N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)											✓
5.6	Co-ordination between conductors and overload protective devices (433.1; 533.2.1)											✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)											✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; Section 543.1)											✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)											✓
5.10	Concealed cables installed in prescribed zones (see Section D: Extent and limitations) (522.6.101)											N/A
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Section D: Extent and limitations) (522.6.101; 522.6.103)											N/A
5.12	Provision of additional protection by RCD not exceeding 30 mA: • For all socket-outlets of rating 20 A or less provided for use by ordinary persons unless an exception is permitted (411.3.3) • For supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3) • For cables concealed in walls or partitions (522.6.102; 522.6.103)											N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)											N/A
5.14	Band II cables segregated / separated from Band I cables (528.1)											N/A
5.15	Cables segregated / separated from communications cabling (528.2)											N/A
5.16	Cables segregated / separated from non-electrical services (528.3)											N/A
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526) • Connections soundly made and under no undue strain (526.6) • No basic insulation of a conductor visible outside enclosure (526.8) • Connections of live conductors adequately enclosed (526.5) • Adequately connected at point of entry to enclosure (glands, bushes, etc.) (522.8.5)											✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2(iii))											✓
5.19	Suitability of accessories for external influences (512.2)											✓
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER											
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)											N/A
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)											N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)											N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)											N/A
6.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1 (701.512.3)											N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)											N/A
6.7	Suitability of equipment for installation in a particular zone (701.512.3)											N/A
6.8	Suitability of current-using equipment for a particular position within the location (701.55)											N/A
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).											N/A

Tested by:

Name (CAPITALS) MBEVAN

Signature [Signature]

Date 10/4/12

SCHEDULE OF TEST RESULTS

Used as primary sheet

Used as continuation sheet

Sheet 3 of 3



DB Reference no.
 Location SIDE LH Block of flats
 Zs at DB (Ω) 0.08
 Ipr at DB (kA) 2.7
 Correct polarity of supply confirmed YES NO
 Phase sequence confirmed (where appropriate)

Details of circuits and/or installed equipment vulnerable to damage when testing
PIRS LTD TO ALL LIGHTS

Details of test instruments used (state serial and/or asset numbers)
 Continuity 080408
 Insulation resistance 080408
 Earth fault loop impedance 080408
 RCD NIA
 Earth electrode resistance NIA

Tested by:
 Name (CAPITALS) M BEVAN
 Signature [Signature] Date 10/4/12

Circuit details

Circuit number	Circuit description	Overcurrent device				Conductor details		
		BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Reference method	Live (mm ²)	cpc (mm ²)
A	B	C	D	E	F	G	H	I
1	COMMUNAL LIGHTING	60898	B	10	3	B	1.5	1.0

Test results

Ring final circuit continuity (Ω)		Continuity (Ω) (R ₁ + R ₂) or R _s			Insulation resistance (MΩ)		Polarity	Z _s (Ω)	RCD (ms)		Remarks (continue on a separate sheet if necessary)	
r ₁ (line)	r _n (neutral)	r ₂ (cpc)	(R ₁ + R ₂) *	R _s	Live - Live	Live - E			@ 50V	@ 51V		Test button operation
J	K	L	M	N	O	P	Q	R	S	T	U	V
N/A	N/A	N/A	0.14	N/A	30	30	✓	1.24	N/A	N/A	N/A	

* Where there are no spurs connected to a ring final circuit this value is also the (R₁ + R₂) of the circuit.

CONDITION REPORT

GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

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 M).
- 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 (RCDs) there should be a notice at or near the devices stating that they should be tested regularly. **For safety reasons it is important that these instructions are 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 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 competent person 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, the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of this 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 F).
- 10 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 in Section F of the Report under 'Recommendations' and on a label near to the consumer unit / distribution board.

CONDITION REPORT

GUIDANCE FOR THE INSPECTOR

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

- 1 Section 1. Where inadequacies in the distributor's equipment are present, the inspector should advise the person ordering the work to inform the appropriate authority.
- 2 Older installations designed prior to BS 7671:2008 are unlikely to have been provided with RCDs for additional protection. The absence of such protection should, as a minimum, be given a code C3 classification (item 5.12).
- 3 This schedule is not exhaustive.
- 4 Numbers in brackets are Regulation references to specified requirements.