

ELECTRICAL INSTALLATION CONDITION REPORT

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

Name [REDACTED]
 Address [REDACTED]
 [REDACTED]

SECTION B. REASON FOR PRODUCING THIS REPORT

To ascertain the electrical installation is safe for continued use.

Date(s) on which inspection and testing was carried out 10/10/2013

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

Occupier [REDACTED]
 Address [REDACTED] Andover SP11 6RX
 Augusta Park Hants

Description of premises (tick as appropriate)

Domestic Commercial Industrial Other (include brief description)

Estimated age of wiring system 0 years

Evidence of additions / alterations No If yes, estimate age n/a years

Installation records available? (Regulation 621.1) Yes Date of last inspection 08/08/2013 (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report
 Circuits detailed in this report subject to limitations below

Agreed limitations including the reasons (see Regulation 634.2)

Samples of accessories and luminaires removed for inspection. Cables concealed in the fabric of the building.

Agreed with: [REDACTED]

Operational limitations including the reasons (see page no n/a)

n/a

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 2011

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.

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 **UNSATISFACTORY***

*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 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'.

Observations classified as 'Improvement 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 Oct 2023

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) JOHN HARRIS

Signature



For/on behalf of SPEAR ELECTRICAL LTD

Position ELECTRICIAN

Address UNIT 7 TOWERGATE PARK ANDOVER SP10 3BB

Date 10/10/2013

Report authorised for issue by:

Name (Capitals)

Signature



For/on behalf of SPEAR ELECTRICAL LTD

Position QUALIFIED SUPERVISOR

Address UNIT 7 TOWERGATE PARK ANDOVER SP10 3BB

Date 10/10/2013

SECTION H. SCHEDULE(S)

1 schedule(s) of inspection and 2 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.

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors	Nature 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⁾ 230 V	BS (EN) BS1361
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 2 Rated current 100 A
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⁾ 1.46 kA	
TT <input type="checkbox"/>	3-phase, 3-wire <input type="checkbox"/>	External loop impedance, Z _e ⁽²⁾ 0.17 Ω	
IT <input type="checkbox"/>	3-phase, 4-wire <input type="checkbox"/>	Note: (1) by enquiry (2) by enquiry or by measurement	
Confirmation of supply polarity <input checked="" type="checkbox"/>			

Other sources of supply (as detailed on attached schedule)

SECTION 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
Installation earth electrode <input type="checkbox"/>	Location
	Resistance to Earth Ω

Main Protective Conductors

Earthing conductor	Material Copper	Csa 16 mm ²	Connection / continuity verified <input checked="" type="checkbox"/>
Main protective bonding conductors	Material Copper	Csa 10 mm ²	Connection / continuity verified <input checked="" type="checkbox"/>
To incoming water service	N/A	To incoming gas service	Fail
To incoming oil service	N/A	To structural steel	N/A
To lightning protection	N/A	To other incoming service(s)	Specify

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

Location STUDY	Current rating 100 A	If RCD main switch
BS(EN) EN60947	Fuse / device rating or setting 100 A	Rated residual operating current (I _{Δn}) N/A mA
No of poles 2	Voltage rating 230 V	Rated time delay ms
		Measured operating time (at I _{Δn}) ms

SECTION K. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at 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)
Supply combined neutral & earth conductor not insulated at meter enclosure	C3	
Conductors not terminated sequentially at consumer unit neutral terminal	C3	
Final circuits not labelled correctly at consumer unit	C3	
Main protective bonding conductor to gas service loose	C2	
Excessive copper visible at pendant fitting terminations	C2	
Circuit 2 - spur from ring final circuit serving garage not fused	C2	
Circuit 2 - spur from ring final circuit serving garage not a recognised wiring method in accordance with BS7671	C2	
Circuit 2 - connections not fixed at external joint serving garage	C3	
Circuit 2 - earth tag not installed at insulated joint box serving garage	C3	
Circuit 2 - internal type gland used at external joint serving garage	C3	
Circuit 2 - not all steel wire strands retained under back nut of gland where terminated at joint box	C3	
Circuit 2 - SWA cable not mechanically fixed to prevent undue stress on termination at joint box	C3	
Circuit 2 - conductors not identified at garage consumer unit	C3	
Circuit 2 - main switch not permanently labelled at garage consumer unit	C3	
Circuit 4 - sampled kitchen, hall & ensuite recessed light; single insulated cables clamped on cord grip at luminaires	C2	
Circuit 4 - no continuity of circuit protective conductors at kitchen luminaires	C2	
Circuit 4 - single insulated cables not mechanically protected at external light	C2	
Circuit 4 - compression gland not fitted to maintain IP rating of external light & flat cable used	C3	

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
- C2 - Potentially dangerous - urgent remedial action required
- C3 - Improvement recommended

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 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 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.
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 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 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 at or near to the consumer unit / distribution board.

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 installation not exclusively domestic.

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION								OUTCOMES (Use codes above. Provide additional comment where appropriate C1, C2 and C3 coded items to be recorded in Section K of the Condition Report)		Further investigation required? (Y or N)	
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT											
1.1	Service cable condition								C3			
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)								✓			
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)									N/A		
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)											
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1; 542.1.2.2)								✓			
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)								N/A			
3.3	Provision of earthing / bonding labels at all appropriate locations (514.11)								✓			
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)								✓			
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)								C2			
3.8	Accessibility and condition of all protective bonding connections (543.3.2)								C2			
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)								✓			
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)								✓			
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))								✓			
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)								C3			
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)								✓			
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)								✓			
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)								✓			
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)								✓			
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)								✓			

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	N/A	
ITEM NO	DESCRIPTION										OUTCOMES (Use codes above. Provide additional comment where appropriate C1, C2 and C3 coded items to be recorded in Section K of the Condition Report)	Further investigation required? (Y or N)	
5.0	FINAL CIRCUITS												
5.1	Identification of conductors (514.3.1)										C3		
5.2	Cables correctly supported throughout their run (522.8.5)										C3		
5.3	Condition of insulation of live parts (416.1)										C2		
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) To include the integrity of conduit and trunking systems (metallic and plastic)										C2		
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)										C2		
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)										C2		
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; 543.1)										C2		
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)										LIM		
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)										LIM		
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)										N/A		
	for cables concealed in walls or partitions (522.6.102; 522.6.103)										✓		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)										LIM		
5.14	Band II cables segregated / separated from Band I cables (528.1)										LIM		
5.15	Cables segregated / separated from communications cabling (528.2)										LIM		
5.16	Cables segregated / separated from non-electrical services (528.3)										LIM		
5.17	Termination of cables at enclosures - indicated extent of sampling in Section D of the report (Section 526)												
	Connections soundly made and under no undue strain (526.6)										C2		
	No basic insulation of a conductor visible outside enclosure (526.98)										C2		
	Connections of live conductors adequately enclosed (526.5)										C2		
	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)										C3		
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2(iii))										C2		
5.19	Suitability of accessories for external influences (512.2)										C3		
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)										✓		
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)										✓		
6.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)										✓		
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 volt) 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)										✓		
6.7	Suitability of equipment for installation in a particular zone (701.512.3)										✓		
6.8	Suitability of current-using equipment for particular position within the location (701.55)										✓		
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.										✓		

Inspected by:
Name (Capitals) JOHN HARRIS

Signature



Date 10/10/2013

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GENERIC SCHEDULE OF TEST RESULTS

DB reference no HOUSE Location STUDY Zs at DB Ω 0.17 I _{pf} at DB (kA) 1.46 Correct supply polarity confirmed ✓ Phase sequence confirmed (where appropriate) N/A	Details of circuits and/or installed equipment vulnerable to damage when testing LIGHTING AND SMOKE DETECTORS	Details of test instruments used (state serial and/or asset numbers) Continuity MEGGER MFT1553 6111-771/080908/2799 Insulation resistance MEGGER MFT1553 6111-771/080908/2799 Earth fault loop impedance MEGGER MFT1553 6111-771/080908/2799 RCD MEGGER MFT1553 6111-771/080908/2799 Earth electrode resistance
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Tested by: Name (Capitals) JOHN HARRIS Signature 	Date 10/10/2013
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Circuit Details										Test results											
Overcurrent device					Conductor details					Ring final circuit continuity Ω			Continuity Ω (R1 + R2) or R2		Insulation Resistance Insulation (M Ω)		Polarity	Zs Ω	RCD (ms)		Remarks (continue on a separate sheet if necessary)
Circuit Number	Circuit Description	BS(EN)	type	rating (A)	breaking capacity (kA)	Reference Method	Live (mm ²)	cpc (mm ²)	r1 (line)	m (neutral)	r2 (cpc)	R1 + R2 *	R2	Live - Live	Live - Earth			@ I _{Δn}	@ 5I _{Δn}	Test button operation	
1	HOB	EN60898	B	32	6	A	6	2.5				0.14		>299	103	✓	0.27	37	13	PASS	
2	RING 1	EN60898	B	32	6	A	2.5	1.5	0.61	0.64	0.93	0.49		>299	107	✓	0.56	37	13		
3	BOILER	EN60898	B	6	6	A	2.5	1.5				0.06		>299	>299	✓	0.39	37	13		
4	LTS & SMOKE	EN60898	B	6	6	A	1	1				1.76		>299	>299	✓	0.73	37	13		
5	SPARE																				
6	SPARE																				
7	COOKER	EN60898	B	32	6	A	6	2.5				0.07		>299	>299	✓	0.31	35	13	PASS	
8	RING 2	EN60898	B	32	6	A	2.5	1.5	0.71	0.74	1.27	0.62		>299	>299	✓	0.61	35	13		
9	IMMERSION	EN60898	B	16	6	A	2.5	1.5				0.17		>299	>299	✓	0.39	35	13		
10	LIGHTS	EN60898	B	6	6	A	1	1				1.69		283	283	✓	0.79	35	13		
11	SPARE																				
12	SPARE																				

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

