

ELECTRICAL INSTALLATION CONDITION REPORT

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

Original (to the person ordering the work)

A. DETAILS OF THE CLIENT

Client: MR B Mercer Address: Letting Plus
8 Baywater, Marlborough
Wiltshire Postcode: SN8 1DX

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: To check condition of the landlord's existing wiring

Date(s) on which inspection and testing were carried out: 14th AUGUST 2015

C. DETAILS OF THE INSTALLATION

Occupier: _____ Address: Savernake Court, Savernake Street
Swindon, Wiltshire Postcode: SN1 3LX

Estimated age of the electrical installation: 25 years Description of premises: domestic, commercial, industrial, other DOMESTIC Evidence of alterations or additions YES If yes, estimated age 10 years

Date of previous inspection: N/A Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: N/A

Records of installation available: N/A Records held by: N/A

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

Extent of the electrical installation covered by this report: Up to isolation point

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

Agreed with: _____

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

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.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

Summary of the condition of the installation continued on additional pages? No Yes Specify page

Overall assessment of the installation: **SATISFACTORY / UNSATISFACTORY** (Delete as appropriate)

An 'Unsatisfactory' assessment indicates that dangerous and/or potentially dangerous conditions have been identified

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)

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H. SCHEDULES AND ADDITIONAL PAGES

Inspection Schedule: Page(s) No 4, 5, 6	Additional pages, including additional source(s) data sheets:	Page No(s)
Schedule of Circuit Details for the Installation: Page No(s) 7	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 _____ (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 require further investigation 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: **C M LONEY ELECTRICAL SERVICES LTD**

Address: **18 BARROW CLOSE
MARLBOROUGH
WILTSHIRE**

Telephone number: **01672 514696**

Email address: **info@cmloney.co.uk**

Enrolment number: **501348**
(Essential information)

Branch number: **000**
(if applicable)

Postcode: **SN8 2BD**

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type(s)	Number and type of live conductors	Nature of supply parameters	Characteristics of primary supply overcurrent protective device(s)
TNS	a.c. <input checked="" type="checkbox"/> d.c.	Nominal voltage(s): 230 V $U_0^{(1)}$ 230 V	BS(EN) 1361
TNCS <input checked="" type="checkbox"/>	1-phase (2-wire) <input checked="" type="checkbox"/> 1-phase (3-wire)	Nominal frequency, $f^{(1)}$ 50 Hz	Type 4b
TNC	2-phase (3-wire)	Prospective fault current, $I_{pf}^{(2)}$ 1.715 kA	Rated current 100 A
TT	3-phase (3-wire) 3-phase (4-wire)	External earth fault loop impedance, $Z_e^{(3)}$ 0.15 Ω	Short-circuit capacity 165 kA
IT	Other Please state	Number of sources 1	Confirmation of supply polarity <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

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

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing Distributor's facility: <input checked="" type="checkbox"/> Installation earth electrode:		Details of installation earth electrode (where applicable) Type: _____ Location: _____ Electrode resistance, R_A : _____ (Ω) Method of measurement: _____																					
Main switch or circuit-breaker Type: BS(EN) 60947-3 No of poles 2 Primary supply conductors: material COPPER Primary supply conductors: csa 25 mm ² Voltage rating 230 V Rated current, I_n 100 A RCD operating current, $I_{\Delta n}$ _____ mA Rated time delay _____ ms RCD operating time (at $I_{\Delta n}$) [*] _____ ms		Earthing and protective bonding conductors <table border="1"> <tr> <th>Earthing conductor</th> <th>Main protective bonding conductors</th> <th colspan="2">Bonding of extraneous-conductive-parts (✓)</th> </tr> <tr> <td>Conductor material COPPER</td> <td>Conductor material COPPER</td> <td>Water service <input checked="" type="checkbox"/></td> <td>Gas service <input checked="" type="checkbox"/></td> </tr> <tr> <td>Conductor csa 16 mm²</td> <td>Conductor csa 10 mm²</td> <td>Oil service _____</td> <td>Structural steel _____</td> </tr> <tr> <td>Connection/continuity verified <input checked="" type="checkbox"/> (✓)</td> <td>Connection/continuity verified <input checked="" type="checkbox"/> (✓)</td> <td>Lightning protection _____</td> <td>Other incoming service(s) _____</td> </tr> <tr> <td></td> <td></td> <td colspan="2">Specify _____</td> </tr> </table>		Earthing conductor	Main protective bonding conductors	Bonding of extraneous-conductive-parts (✓)		Conductor material COPPER	Conductor material COPPER	Water service <input checked="" type="checkbox"/>	Gas service <input checked="" type="checkbox"/>	Conductor csa 16 mm ²	Conductor csa 10 mm ²	Oil service _____	Structural steel _____	Connection/continuity verified <input checked="" type="checkbox"/> (✓)	Connection/continuity verified <input checked="" type="checkbox"/> (✓)	Lightning protection _____	Other incoming service(s) _____			Specify _____	
Earthing conductor	Main protective bonding conductors	Bonding of extraneous-conductive-parts (✓)																					
Conductor material COPPER	Conductor material COPPER	Water service <input checked="" type="checkbox"/>	Gas service <input checked="" type="checkbox"/>																				
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		Specify _____																					

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

ELECTRICAL INSTALLATION CONDITION REPORT

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	✓	
1.2	Service cut-out/fuse(s)	✓	
1.3	Meter tails - distributor	✓	
1.4	Meter tails - 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	N/A	
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	N/A	
	• 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	✓	
	• Provision of earthing/bonding labels at all appropriate locations	✓	
3.2	FELV		
	• Source providing at least simple separation	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
3.3	Reduced low voltage		
	• Adequacy of source	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
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	N/A	
4.2	Reinforced insulation	N/A	
4.3	Use of obstacles	N/A	
4.4	Placing out of reach	N/A	
4.5	Non-conducting location	N/A	
4.6	Earth-free local equipotential bonding	N/A	
4.7	Electrical separation for more than one item of equipment	N/A	
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 RCB0s	✓	

* All 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 state F/I
(to determine whether danger or potential danger exists)

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

ELECTRICAL INSTALLATION CONDITION REPORT

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
5.13	RCD(s) provided for additional protection – includes RCBOs	✓	
5.14	RCD(s) provided for protection against fire – includes RCBOs	✓	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	✓	
5.16	Presence of RCD retest notice at or near equipment where required	✓	
5.17	Presence of diagrams, charts or schedules at or near equipment where required	✓	
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	✓	
5.19	Presence of alternative supply arrangement warning notice(s) at or near equipment where required	N/A	
5.20	Presence of replacement next inspection recommendation label	✓	
5.21	Presence of other required labelling (<i>specify</i>)	N/A	
5.22	Examination of protective device(s) and base(s); correct type and rating (<i>no signs of unacceptable thermal damage, arcing or overheating</i>)	✓	
5.23	Protection against mechanical damage where cables enter equipment	N/A	
5.24	Protection against electromagnetic effects where cables enter metallic enclosures	N/A	
6.0	Distribution/final circuits		
6.1	Identification of conductors	✓	
6.2	Cables correctly supported throughout their length	✓	
6.3	Condition of insulation of live parts	✓	
6.4	Non-sheathed cables protected by enclosure in conduit, duct or trunking	✓	
6.5	Suitability of containment systems for continued use (<i>including flexible conduit</i>)	✓	
6.6	Cables correctly terminated in enclosures (<i>indicate extent of sampling in Section D of report</i>)	✓	
6.7	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓	
6.8	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓	
6.9	Adequacy of protective devices; type and rated current for fault protection	✓	
6.10	Presence and adequacy of circuit protective conductors	✓	
6.11	Co-ordination between conductors and overload protective devices	✓	
6.12	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓	
6.13	Cables where exposed to direct sunlight, of a suitable type	✓	
6.14	Concealed cables installed in prescribed zones (<i>see extent and limitations</i>)	✓	
6.15	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (<i>see extent and limitations</i>)	N/A	
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	C3	DB1
6.17	Provision of additional protection by 30 mA RCD <ul style="list-style-type: none"> Where reasonably likely to be used to supply mobile equipment for use outdoors For all socket-outlets of rating 20 A or less provided for use by ordinary persons 	✓	
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
6.19	Band II cables segregated/separated from Band I cables	✓	
6.20	Cables segregated/separated from non-electrical services	✓	
6.21	Termination of cables at enclosures (<i>identify numbers and locations of items inspected in Section D</i>) <ul style="list-style-type: none"> Connections under no undue strain No basic insulation of a conductor visible outside an enclosure Connections of live conductors adequately enclosed Adequacy of connection at point of entry to enclosure (<i>gland, bush or similar</i>) 	✓	
6.22	General condition of wiring systems	✓	
6.23	Temperature rating of cable insulation	✓	
6.24	Condition of accessories including socket-outlets, switches and joint boxes	✓	
6.25	Suitability of accessories for external influences	✓	

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Improvement recommended state C3

Further investigation required state F/1
(to determine whether danger or potential danger exists)

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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	✓	
	• acceptable location	✓	
	• 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 (<i>permanently connected</i>)		
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 (<i>indicate extent of sampling in Section D of report</i>)	N/A	
8.7	Recessed luminaires (e.g. downlighters)		
	• correct type of lamps fitted	N/A	
	• installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar	N/A	
	• no signs of overheating to surrounding building fabric	N/A	
	• no signs of overheating to conductors/terminations	N/A	
9.0	Location(s) containing a bath or shower		
9.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA	N/A	
9.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A	
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	N/A	
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A	
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A	
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	N/A	
9.7	Suitability of equipment for installation in a particular zone	N/A	
9.8	Suitability of current-using equipment for a particular position within the location	N/A	
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	N/A	

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