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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

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: Owner

Address: 9 Vogan Close
Reigate

Postcode: RH2 8AT

B. PURPOSE OF THE REPORT

Purpose for which this report is required: Letting

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

C. DETAILS OF THE INSTALLATION

Occupier: Vacant

Address: 9 Vogan Close

Postcode: RH2 8AT

Estimated age of the electrical installation: 15 years

Evidence of alterations or additions: ✔

If yes, estimated age: 1 years

Date of previous inspection:

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

Records of installation available: No

Records held by:

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

Extent of the electrical installation covered by this report:

All open areas

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

No removal of panels or boards
Insulation test Ph/N - Earth only
No test on lighting over 2.4m
No EM testing (only power off test- if visible)
No Fire/Smoke detection tests
No Solar Pv tests

Agreed with:

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

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):

System is TNS with 2 plastic type consumer units and a mix of RCD's/MCB's
Good standard of fittings throughout

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

Overall assessment of the installation: SATISFACTORY / ~~UNSATISFACTORY~~

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)

Please see the 'Notes for Recipients'

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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 are made N/A

Item No	Observations	Classification code †	Further investigation required (Y or ✔)

Additional Pages? No ✔ Yes Specify page

†*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".***

Please see the 'Guidance for Recipients' regarding the Classification codes.

Immediate remedial action required for items:

Urgent remedial action required for items:

Further investigation required without delay for items:

Improvement recommended for items:

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 on the inspection and testing (see D).

I/We further declare that in my/our judgement, the said installation was overall in

SATISFACTORY / ~~UNSATISFACTORY~~

condition (see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

INSPECTION, TESTING AND ASSESSMENT BY:

Signature 

Name (CAPITALS) KEVIN DUFFY

Position Qualified Supervisior

Date: 30/12/2016

REPORT REVIEWED AND CONFIRMED BY:

Signature 

Name (CAPITALS) KEVIN DUFFY

(Registered Qualified Supervisor for the Approved Contractor at J)

Date: 30/12/2016

H. SCHEDULES AND ADDITIONAL PAGES

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

Additional pages, including data sheets for additional source(s) : Page No(s)

Schedule of Test Results for the Installation: Page No(s) 7

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

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.

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Please see the 'Guidance for Recipients'

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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

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I. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than

1yr

(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: londonsparks.com

Address: Airport House, Purley Way, Croydon, Surrey

Postcode: CRO OXZ

Telephone number: +447850 557684

Email Address: kevin@londonsparks.com

Enrolment number: (Essential information) D035258

Branch number: (if applicable)

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Type(s)

TN-S	✔
TN-C-S	N/A
TT	N/A

Number and Type of Live Conductors

a.c.	✔		
1-phase (2 wire)	✔	1-phase (3 wire)	N/A
2-phase (3 wire)	N/A		
3-phase (3 wire)	N/A	3-phase (4 wire)	N/A

Other (please state)

Nature of Supply Parameters

Nominal Voltage(s): $U^{(1)}$	230 V	U_0 (1)	230 V
Nominal frequency, $f^{(1)}$	50 Hz	Number of sources	
Prospective fault current, I_{pf} (2)(3)	490 kA		
External earth fault loop impendance, Z_e (3)(4)	0.28 Ω		

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

Characteristics of Primary Supply Overcurrent Protective Device(s)

BS(EN)	Lim
Type	
Rated current	A
Short-circuit capacity	kA
Confirmation of supply polarity	✕ (✔)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of Earthing

Distributor's facility:	✔
Installation earth electrode:	N/A

Details of Installation Earth Electrode (where applicable)

Type: (eg rod(s),tape etc)

Electrode resistance, R_A: (Ω)

Location:

Method of measurement:

Main Switch or Circuit-Breaker

Type: BS(EN)	BS EN 60947-	Voltage rating	230 V
No of Poles	2	Rated current, I_n	A
Primary supply conductors (material)	Copper	RCD operating current, $I_{\Delta n}$*	mA
Primary supply conductors (csa)	25 mm²	Rated time delay*	ms
		RCD operating time (at $I_{\Delta n}$)*	ms

Earthing conductor

Conductor material	Copper
Conductor csa	16 mm²
Connection/ continuity verified	✔ (✔)

Earthing and protective bonding conductors

Main protective bonding conductors

Conductor material	Copper
Conductor csa	10 mm²
Connection/ continuity verified	✔ (✔)

Bonding of extraneous-conductive-parts (✔)

Water service	✔	Gas Service	✔
Oil service	N/A	Structural steel	N/A
Lightning protection	N/A	Other incoming service(s)	N/A
Other (Specify)			

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

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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

SCHEDULE OF INSPECTIONS †

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 other sources** (microgenerators etc)			
3.0 Earthing and bonding arrangements				
3.1	Presence and condition of distributor's earthing arrangement	✔		
3.2	Presence and condition of earth electrode connection			
3.3	Confirmation of adequate earthing conductor size	✔		
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	✔		
3.5	Confirmation of adequate main protective bonding conductor sizes			
3.6	Condition and accessibility of main protective bonding conductor connections			
3.7	Provision of earthing and bonding labels at all appropriate locations			

Item	Description	Outcome *		Location reference
4.0 Consumer unit(s)				
4.1	Adequacy of working space or access to consumer unit	✔		
4.2	Security of fixing	✔		
4.3	Condition of enclosure(s) in terms of IP rating	✔		
4.4	Condition of enclosure(s) in terms of fire rating	✔		
4.5	Enclosure not damaged/deteriorated so as to impair safety			
4.6	Presence of linked main switch			
4.7	Operation of main switch (functional check)			
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection			
4.9	Correct identification of circuits and protective devices			
4.10	Presence of RCD test notice at or near consumer unit	✔		
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit			
4.12	Presence of alternative supply warning notice at or near consumer unit			
4.13	Presence of replacement next inspection recommendation label			
4.14	Presence of other required labelling (please specify)			
4.15	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)			
4.16	Single-pole protective devices in the line conductor only			

*** 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.

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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

SCHEDULE OF INSPECTIONS †

Item	Description	Outcome *	Location reference
4.17	Protection against mechanical damage where cables enter metallic consumer unit		
4.18	Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure		
4.19	RCDs provided for fault protection – includes RCBOs		
4.20	RCDs provided for additional protection – includes RCBOs		
5.0 Final circuits			
5.1	Identification of conductors	✔	
5.2	Cables correctly supported throughout their run	LIM	
5.3	Condition of insulation of live parts	✔	
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)		
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✔	
5.6	Adequacy of protective devices; type and rated current for fault protection		
5.7	Presence and adequacy of circuit protective conductors	✔	
5.8	Co-ordination between conductors and overload protective devices	✔	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences		
5.10	Concealed cables installed in prescribed zones (see extent and limitations)		
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring containment system, or otherwise protected against mechanical damage from nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (see extent and limitations)		
5.12	Provision of additional protection by RCD not exceeding 30 mA		
*	used to supply mobile equipment not exceeding 32 A rating for use outdoors		
*	for all socket-outlets not exceeding 20 A rating unless exempt		
*	for cables concealed in walls or partitions		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects	N/A	
5.14	Band II cables segregated/separated from Band I cables	LIM	
5.15	Cables segregated/separated from communications cabling		
5.16	Cables segregated/separated from non-electrical services		
5.17	Termination of cables at enclosures (extent of sampling indicated in Section D of the report)		
*	Connections soundly made and under no undue strain		
*	No basic insulation of a conductor visible outside enclosures		
*	Connections of live conductors adequately enclosed		
*	Adequately connected at point of entry to enclosure (glands,bushes etc.)		

*** 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
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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

SCHEDULE OF INSPECTIONS †

Item	Description	Outcome *	Location reference
5.18	Condition of accessories including socket-outlets, switches and joint boxes		
5.19	Suitability of accessories for external influences		
6.0 Isolation and switching (isolation, switching off for mechanical maintenance,emergency switching/stopping and functional switching)			
6.1 In General			
*	presence and condition of appropriate devices		
*	correct operation verified		
6.2 For isolation and switching for mechanical maintenance only			
*	capable of being secured in the OFF position where appropriate		
*	acceptable location – state if local or remote from equipment being controlled where appropriate		
*	clearly identified by position and/or durable marking(s)		
6.3 For isolation only			
*	warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device		
6.4 For emergency switching/stopping only			
*	readily accessible for operation where danger might occur		
7.0 Current-using equipment (Permanently connected)			
7.1	Condition of equipment in terms of IP rating	✔	
7.2	Equipment does not constitute a fire hazard		
7.3	Enclosure not damaged/deteriorated so as to impair safety		
7.4	Suitability for the environment and external influences		
7.5	Security of fixing		
7.6	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)		
7.7 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		
8.0 Location(s) containing a bath or shower			
8.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA		
8.2	Where used as a protective measure, requirements for SELV or PELV are met		
8.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535		
8.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008		
8.5	Low voltage (e.g. 230 volts) socket outlets sited at least 3 m from zone 1		
8.6	Suitability of equipment for external influences for installed location in terms of IP rating		
8.7	Suitability of equipment for installation in a particular zone	✔	
8.8	Suitability of current-using equipment for a particular position within the location		
9.0 Other special installations or locations - Part 7s			
9.1	List all other special installations or locations present, if any. Record the results of particular inspection applied separately		

*** 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.

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SCHEDULES

Original (To the person ordering the work)

CIRCUIT DETAILS / TEST RESULTS

Circuit number and phase	Circuit designation * To be completed only where this consumer unit is remote from the origin of the installation. Record details of the circuit supplying this consumer unit in the bold box	Type of wiring (see code below)	Reference Method (see Appendix 4 of BS 7671)	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 No	Rating (A)	Short-circuit capacity (kA)	RCD Operating current, $I_{\Delta n}$ (mA)	Maximum Z_s permitted by BS 7671 (Ω)	Circuit impedances (Ω) Ring final circuits only (measured end to end) r_1 (Line)	r_n (Neutral)	r_2 (cpc)	All circuits (At least one column to be completed) $R_1 + R_2$	R_2	Insulation resistance Line/Line (MΩ)	Line/Neutral (MΩ)	Line/Earth (MΩ)	Neutral/Earth (MΩ)	Polarity (✓)	Maximum measured earth fault loop impedance, Z_s *See note below (Ω)	RCD operating times at $I_{\Delta n}$ (ms)	at $5I_{\Delta n}$ (if applicable) (ms)	Test button operation (✓)
1	Smoke detectors	A	A	3	1.5	1	0.4	60898 MCB	B	6	6	30	7.28				Lim		N/A	Lim	> 200	> 200	✔	Lim	49	17	✔
2	Spare						0.4												N/A	Lim	> 200	> 200			49	17	
3	Lights (up)	A	A	5	1.5	1	0.4	60898 MCB	B	10	6	30	4.37				0.79		N/A	Lim	> 200	> 200	✔	0.99	49	17	✔
4	Ring final (up)	A	A	7	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37	0.30	0.31	0.52	0.26		N/A	Lim	> 200	> 200	✔	0.55	49	17	✔
5	Spare						0.4												N/A	Lim	> 200	> 200			49	17	
6	Spare						0.4												N/A	Lim	> 200	> 200			49	17	
7	Spare						0.4												N/A	Lim	> 200	> 200			49	17	
8	Spare						0.4												N/A	Lim	> 200	> 200			49	17	
9	Supply to DB2	A	A	1	16	10	0.4	60898 MCB	B	50	6	30	0.87				0.12		N/A	Lim	> 200	> 200	✔	0.62	49	17	✔
10	Ring final (down)	A	A	7	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37	0.28	0.27	0.49	0.25		N/A	Lim	> 200	> 200	✔	0.53	49	17	✔
11	Lights (down)	A	A	6	1.5	1	0.4	60898 MCB	B	6	6	30	7.28				0.58		N/A	Lim	> 200	> 200	✔	0.87	49	17	✔
12	Spare						0.4												N/A	Lim	> 200	> 200			49	17	
DB2							0.4	60898 MCB	B		6	30													49	17	✔
1	Ring final	A	A	4	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37	Lim	Lim	Lim	Lim		N/A	Lim	Lim	Lim	✔	Lim	49	17	✔
2	Spare						0.4												N/A	Lim	> 200	> 200			49	17	
3	Lights	A	A	4	1.5	1	0.4	60898 MCB	B	6	6	30	7.28				Lim		N/A	Lim	> 200	> 200			49	17	✔
4	Lights (external)	A	A	2	1.5	1	0.4	60898 MCB	B	6	6	30	7.28				0.37		N/A	Lim	> 200	> 200	✔	0.64	49	17	✔
5	Spare						0.4												N/A	Lim	> 200	> 200			49	17	
6	Spare						0.4												N/A	Lim	> 200	> 200			49	17	

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	

Location of consumer unit: Under stair cupboard

Designation of consumer unit: DB001--

Prospective fault current at consumer unit: kA

TEST INSTRUMENTS

Test instruments (serial numbers) used

Multi-functional: 16103359

Insulation resistance:

Continuity:

Earth electrode resistance:

Earth fault current impedance:

RCD: