Certificate No: 130317

ELECTRICAL INSTALLATION CONDITION REPORT

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

Name Birtley House Group Ltd

Address Birtley House Bramley
Guildford GU5 0LB

SECTION B. REASON FOR PRODUCING THIS REPORT

To assess the condition of the installation in relation to current standards

Date(s) on which inspection and testing was carried out 13/03/2017

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

Occupier As above

Address

Description of premises (tick as appropriate)

Domestic [ ] Commercial [ ] Industrial [ ] Other (include brief description) [✓] Care Home

Estimated age of wiring system 40 years

Evidence of additions / alterations Yes If yes, estimate age 10 years

Installation records available? (Regulation 621.1) No Date of last inspection N/A (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

Circuits fed from DB16 at base of rear stairs to Rose Garden apartment. 20% Sampling of terminations at enclosures

Agreed limitations including the reasons (see Regulation 634.2)

Sub main not tested as this would result in total loss of power for care home while de-energised.

Agreed with: Tim Whalley

Operational limitations including the reasons (see page no N/A)

Main fuse not pulled. Insulation tested Line/Neutral together against Earth.

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 01/01/2015

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. An inspection should be made within an accessible roof space housing other electrical equipment.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Items identified in section K as C2 need to be rectified to ensure the installation is satisfactory.

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' (code FI). 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 13/03/2022

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) DEREK BREW

Signature 

For/on behalf of N/A

Position Sole Trader

Address 18 Warren Close, Whitehill, Bordon, GU35 9EX

Date 13/03/2017

Report authorised for issue by:

Name (Capitals) DEREK BREW

Signature 

For/on behalf of N/A

Position Sole Trader

Address 18 Warren Close, Whitehill, Bordon, GU35 9EX

Date 13/03/2017

SECTION H. SCHEDULE(S)

One schedule(s) of inspection and one 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.

Certificate No: 130317

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes and enter details, as appropriate.

Earthing arrangements	Number and Type of Live Conductors		Nature of supply Parameters			Supply Protective Device
TN-C [ ]	a.c. [Yes]	d.c. [ ]	Nominal voltage, U/U_0 (1)	230	V	BS (EN) Lim
TN-S [ ]	1-phase, 2-wire [Yes]	2-wire [ ]	Nominal frequency, f (1)	50	Hz	
TN-C-S [✓]	2-phase, 3-wire [ ]	3-wire [ ]	Prospective fault current I_{pf} (2)	0.67	kA	Type Lim
TT [ ]	3-phase, 3-wire [ ]	Other [ ]	External loop impedance, Ze (2)	0.43	Ω	
IT [ ]	3-phase, 4-wire [ ]		Note: (1) by enquiry			Rated current Lim A
	Confirmation of supply polarity [Yes]		(2) by enquiry or by measurement			

Other sources of supply (as detailed on attached schedule) [N/A]

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Tick boxes and enter details as appropriate

Means of Earthing

Distributor's facility [Yes]

Installation earth electrode [ ]

Details of Installation Earth Electrode *(where applicable)*

Type N/A

Location N/A

Resistance to Earth N/A Ω

Main Protective Conductors

Earthing conductor	Material Copper	csa 6 mm²	Connection / continuity verified [✓]
Main protective bonding conductors	Material Copper	csa 16 mm²	Connection / continuity verified [✓]

To water installation pipes [✓]	To gas installation pipes [✓]	To oil installation pipes [ ]	To structural steel [ ]
To lightning protection [ ]	To other [ ] Specify		

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

Location Rose Garden Rear Stairs	Current rating 100 A	**If RCD main switch**	
BS(EN) EN60947	Fuse / device rating or setting 63 A	Rated residual operating current ($I_{\Delta n}$) N/A	mA
No of poles 2	Voltage rating 240 V	Rated time delay N/A	ms
		Measured operating time (at $I_{\Delta n}$) N/A	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) Include schedule reference, as appropriate	CLASSIFICATION CODE
Poor insulation reading Neutral to Earth on lighting circuit number 2	C2
Lighting circuit 5 (Basement) has been placed on over-rated 32A MCB	C2
Mixed cable colours label required	C3
Rubber grommets not used in metal backboxes	C3
Live conductors in light switches not identified with red or brown tape/sleeving	C3
RCD protection limited to circuits 4, 7, 8, 9 and 11	C3
MCB circuit 11 has exposed live surface when consumer unit cover removed (broken plastic on top)	C3
Metal grid switch plate only earthed via face plate screws - Training room stairs lights	C3
NOTE - No power to training room 2Amp lighting socket	

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

FI - Further investigation required without delay

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 limitation) 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 skilled person competent in electrical installation work 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 skilled person competent in electrical installation work 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 (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and 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 skilled person or persons competent in such work. 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	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

ITEM NO	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
1.0	**DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT**	
1.1	Condition of service cable	✓
1.2	Condition of service head	✓
1.3	Condition of distributor's earthing arrangement	✓
1.4	Condition of meter tails - Distributor / Consumer	N/V - (In Suppliers Trunking)
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)**	✓
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 (514.13.1)	✓
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)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.2)	✓
4.0	**COMSUMER 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))	C3
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 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)	C3
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)	C2
4.15	Single-pole switching or 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)	C3
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	C3
4.20	Confirmation of indication that SPD is functional (534.2.8)	N/A
4.21	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure (526.1)	✓
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further Investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

ITEM NO	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
5.0	**FINAL CIRCUITS**	
5.1	Identification of conductors (514.3.1)	C3
5.2	Cables correctly supported throughout their run (522.8.5)	✓
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)	N/A
	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	Coordination 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)	C2
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 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) (522.6.201)	N/V
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.200; 522.6.203)	N/V
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 at a depth of less than 50 mm (522.6.201; 522.6.203)	C3
	for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.202; 522.6.203)	C3
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
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/V
5.16	Cables segregated / separated from non-electrical services (528.3)	N/V
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)	✓
	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)	C3
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)	✓
5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protection devices in line conductors only (132.14.1, 530.3.2)	✓
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)	✓
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	Plastic Pipes
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 accessories and control gear etc. for 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.	N/A

Inspected by:
Name (Capitals) Derek Brew Signature  Date 13/03/2017

GENERIC SCHEDULE OF TEST RESULTS

Certificate No: 130317

DB reference no DB16
Location Rose Garden Rear Stairs
Zs at DB Ω 0.43
I_{pf} at DB (kA) 0.67
Correct supply polarity confirmed ✓
Phase sequence confirmed (where appropriate) N/A

Details of circuits and/or installed equipment vulnerable to damage when testing
Not Known

Details of test instruments used (state serial and/or asset numbers)

Continuity	1002398101422559
Insulation resistance	1002398101422559
Earth fault loop impedance	1002398101422559
RCD	1002398101422559
Earth electrode resistance	N/A

Tested by:
Name (Capitals) DEREK BREW
Signature 
Date 13/03/2017

Test results

Circuit Details

Circuit Number	Circuit Description	Overcurrent device: BS(EN)	type	rating (A)	breaking capacity (kA)	Conductor details: Reference Method	Live (mm2)	cpc (mm2)	Ring final circuit continuity Ω: r1 (line)	rn (neutral)	r2 (cpc)	Continuity Ω (R1 + R2) or R2: R1 + R2 *	R2	Insulation Resistance Insulation (MΩ): Live - Live	Live - Earth	Polarity: Insert ✓ or	Zs Ω	RCD (ms): @ $I_{\Delta n}$	@ $5I_{\Delta n}$	Test button operation	Remarks (continue on a seperate sheet if necessary)
1	Lts Outside	EN60898	B	20	6	C	2.5	1.5	N/A	N/A	N/A	N/A	.03	999	999	✓	.44	N/A	N/A	N/A	
2	Lights	EN60898	B	6	6	C	1	1	N/A	N/A	N/A	.45	N/A	Lim	0	✓	1.14	N/A	N/A	N/A	Fault N - E
3	Lts 1st Floor	EN60898	B	6	6	C	1	1	N/A	N/A	N/A	.83	N/A	Lim	70	✓	1.28	N/A	N/A	N/A	
4	Willow Lts	EN61009	B	6	6	C	1	1	N/A	N/A	N/A	1.23	N/A	Lim	160	✓	1.17	19	18	✓	
5	Lts Basement	EN60898	B	32	6	C	1	1	N/A	N/A	N/A	1.1	N/A	Lim	190	✓	.62	N/A	N/A	N/A	
6	Spare																				
7	Skts 1st Floor	EN60898	B	32	6	C	2.5	1.5	.39	.39	.64	.39	N/A	Lim	300	✓	.61	35	15	✓	
8	Skt Basement	EN60898	B	32	6	C	2.5	1.5	.36	.33	.64	.61	N/A	Lim	650	✓	.99	35	15	✓	
9	Spare	EN60898	B	32	6																
10	Spare	EN60898	B	40	6																
11	Willow Skts	EN60898	B	32	6	C	2.5	1.5	.36	.35	.58	.30	N/A	Lim	600	✓	.66	35	15	✓	
12	Spare																				

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