

ELECTRICAL INSTALLATION CONDITION REPORT 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



Client: ANNA EERMANS	Purpose for which this report is required: PROPERTY RENTAL
Address: HARDOWN HOUSE PARK VIEW ROAD WOLDINGHAM SURREY CR3 7DH	Dates(s) on which inspection and testing were carried out: 13/10/2015

Installation: 43F STATION ROAD	Description of premises: Domestic	Estimated age of wiring system: 30 years
Occupier: NONE	Evidence of alterations or additions: <input checked="" type="checkbox"/>	If yes, estimated age: 5 years
Address: 43F STATION ROAD EAST OXTED SURREY RH8 OAX	Records of installation available: N/A	Date of previous inspection: NONE
	Records held by: NONE	
	Previous Certificate or Report No: NONE	

Extent of electrical installation covered by this report:

ALL CIRCUITS CONNECTED TO THE DISTRIBUTION BOARD

Agreed limitations including the reasons, (see Regulation 634.2):

P-N INSULATION RESISTANCE TESTS HAVE NOT BEEN CARRIED OUT
RANDOM SELECTION OF ELECTRICAL ACCESORIES HAVE BEEN INSPECTED

Agreed with:

ANNA EERDMANS

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 BS7671:2008 (IET Wiring Regulations) as amended to July 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.

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

The general condition of the installation is ok. The distribution board has adequate RCD protection and the main earthing conductor, main protective bonding conductor are present and a suitable size.
--See Continuation Page--

Overall assessment of the installation in terms of its suitability for continued use: SATISFACTORY

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

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 required' (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 in Years

It is recommended that the installation is further inspected for testing by or change of tenancy

Company Name:	<input type="text" value="FUSILIER ELECTRICAL LTD"/>		
Address:	<input type="text" value="60 Redehall Road"/>	Telephone:	<input type="text" value="01342843883"/>
	<input type="text" value="Smallfield"/>	Email Address:	<input type="text" value="info@fusilierelectrical.co.uk"/>
	<input type="text" value="Nr Horley"/>	NICEIC Registration Number:	<input type="text" value="22767"/>
	<input type="text" value="Surrey"/>	Branch Number:	<input type="text" value="N/A"/>
	<input type="text" value="RH6 9BL"/>		

Earthing Arrangements	Number and Type of Live Conductors			Nature of Supply Parameters		Supply protective device
TN-C <input type="text" value="N/A"/>	a.c. <input checked="" type="checkbox"/>		d.c. <input type="text" value="N/A"/>	Nominal voltage, U ⁽¹⁾	<input type="text" value="N/A"/> V	BS(EN)
TN-S <input checked="" type="checkbox"/>	1-Phase (2 wire) <input type="text" value="N/A"/>	1-Phase (3 wire) <input type="text" value="N/A"/>	2 Pole <input type="text" value="N/A"/>	Nominal voltage, U ₀ ⁽¹⁾	<input type="text" value="230"/> V	<input type="text" value="88-2 Fuse HRC"/>
TN-C-S <input type="text" value="N/A"/>	2-Phase (3 wire) <input type="text" value="N/A"/>		3 Pole <input type="text" value="N/A"/>	Nominal frequency, f ⁽¹⁾	<input type="text" value="50"/> Hz	
TT <input type="text" value="N/A"/>	3-Phase (3 wire) <input type="text" value="N/A"/>	3-Phase (4 wire) <input type="text" value="N/A"/>	Other <input type="text" value="N/A"/>	Prospective fault current, I _{pf} ⁽²⁾	<input type="text" value="1.35"/> kA	Type
IT <input type="text" value="N/A"/>	Other <input type="text" value="N/A"/>			External loop impedance, Z _e ⁽²⁾	<input type="text" value="0.20"/> Ω	<input type="text" value="gG"/>
	Confirmation of supply polarity <input checked="" type="checkbox"/>			Number of supplies	<input type="text" value="1"/>	Rated current <input type="text" value="60"/> A
				Note: (1) by enquiry (2) by enquiry or by measurement		Short circuit capacity <input type="text" value="80"/> kA

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

Main Protective Conductors			
Earthing conductor	Material <input type="text" value="Copper"/>	csa <input type="text" value="16"/> mm ²	Connection and Continuity Verified <input checked="" type="checkbox"/>
Main protective bonding conductors	Material <input type="text" value="Copper"/>	csa <input type="text" value="10"/> mm ²	Connection and Continuity Verified <input checked="" type="checkbox"/>

Bonding of Incoming Service						
Water service <input checked="" type="checkbox"/>	Gas service <input checked="" type="checkbox"/>	Oil service <input type="text" value="N/A"/>	Structural steel <input type="text" value="N/A"/>	Lightning protection <input type="text" value="N/A"/>	Other service <input type="text" value="N/A"/>	Please State <input type="text" value="N/A"/>

Main Switch / Switch Fuse / Circuit Breaker / RCD			
Location	<input type="text" value="UNDER STAIRS CUPBOARD"/>		BS(EN) <input type="text" value="60947-3"/>
No of poles	<input type="text" value="2"/>	Supply Conductors material <input type="text" value="Copper"/>	Supply Conductors csa <input type="text" value="16"/> mm ²
Current rating	<input type="text" value="100"/> A	Fuse/Device rating or setting <input type="text" value="63"/> A	Voltage rating <input type="text" value="230"/> V

RCD main switch (where applicable)		
Rated residual operation current, I _{Δn}	<input type="text" value="N/A"/> mA	Rated time delay <input type="text" value="N/A"/> ms
		RCD Operating time at, I _{Δn} <input type="text" value="N/A"/> ms

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A 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	Limitation	LIM	Not applicable	N/A
Item No	Description					Outcome	Location Reference		Further Investigation Required	
1.0	Electrical Intake Equipment									
1.1	Service cable					✓	N/A		N/A	
1.2	Service cut-out/fuse					✓	N/A		N/A	
1.3	Meter tails - Distributor					✓	N/A		N/A	
1.4	Meter tails - Consumer					✓	N/A		N/A	
1.5	Metering equipment					✓	N/A		N/A	
1.6	Isolator					✓	N/A		N/A	
2.0	Presence of adequate arrangements for parallel or switched alternative sources (551.6; 551.7)					N/A	N/A		N/A	
3.0	Earthing and bonding arrangements									
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)					✓	N/A		N/A	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)					✓	N/A		N/A	
3.3	Confirmation of earthing conductor size (542.3; 543.1.1)					✓	N/A		N/A	
3.4	Accessibility and condition of earthing conductor at MET (543.3.2)					✓	N/A		N/A	
3.5	Confirmation of main protective bonding conductor sizes (544.1)					✓	N/A		N/A	
3.6	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)					✓	N/A		N/A	
3.7	Provision of earth / bonding labels at all appropriate locations (514.11)					✓	N/A		N/A	
4.0	Consumer Unit(s) / Distribution Board(s)									
4.1	Adequacy of working space/accessibility to consumer unit / distribution board (132.1; 513.1)					✓	N/A		N/A	
4.2	Security of fixing (134.1.1)					✓	N/A		N/A	
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)					✓	N/A		N/A	
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)					✓	N/A		N/A	
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))					✓	N/A		N/A	
4.6	Presence of main linked switch (as required by 537.1.4)					✓	N/A		N/A	
4.7	Operation of main switch(es) (functional check) (612.13.2)					✓	N/A		N/A	
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)					✓	N/A		N/A	
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)					✓	N/A		N/A	
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)					✓	N/A		N/A	
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)					✓	N/A		N/A	
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)					N/A	N/A		N/A	
4.13	Presence of replacement next inspection recommendation label					✓	N/A		N/A	
4.14	Presence of other required labelling (514)					✓	N/A		N/A	
4.15	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)					✓	N/A		N/A	
4.16	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)					✓	N/A		N/A	

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Item No	Description					Outcome	Location Reference	Further Investigation Required		
4.17	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)					N/A	N/A	N/A		
4.18	Protection against electromagnetic effects where cables enter consumer unit / distribution /enclosures (521.5.1)					✓	N/A	N/A		
4.19	RCD(s) provided for fault protection - include RCBOs (411.4.9; 411.5.2; 531.2)					✓	N/A	N/A		
4.20	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)					✓	N/A	N/A		
5.0 Distribution and Final Circuits										
5.1	Identification of conductors (514.3.1)					✓	N/A	N/A		
5.2	Cables correctly supported throughout their run (522.8.5)					✓	N/A	N/A		
5.3	Condition of insulation of live parts (416.1)					✓	N/A	N/A		
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking - to include the integrity of conduit and trunking system (metallic and plastic) (521.10.1)					✓	N/A	N/A		
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523)					✓	N/A	N/A		
5.6	Adequacy of protective devices: type and rated current for fault protection (411.3)					✓	N/A	N/A		
5.7	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)					✓	N/A	N/A		
5.8	Coordination between conductors and overload protective devices (433.1; 533.2.1)					✓	N/A	N/A		
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (522)					✓	N/A	N/A		
5.10	Concealed cables installed in prescribed zones (see Section D, Extent and limitations) (522.6.101)					✓	N/A	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 where not in prescribed zones or not protected by 30 mA RCD (see Section D, Extent and limitations) (522.6.101; 522.6.103)					N/A	N/A	N/A		
5.12	Provision of additional protection by 30mA RCD									
	• For supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)					✓	N/A	N/A		
	• For all socket-outlets of rating 20A or less provided for use by ordinary persons unless an exemption is permitted (411.3.3)					✓	N/A	N/A		
	• For cables concealed in walls or partitions (522.6.102; 522.6.103)					✓	N/A	N/A		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)					✓	N/A	N/A		
5.14	Band II cables segregated/separated from Band I cables (528.1)					✓	N/A	N/A		
5.15	Cables segregated/separated from communications cabling (528.2)					✓	N/A	N/A		
5.16	Cables segregated/separated from non-electrical services (528.3)					✓	N/A	N/A		
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (526)									
	• Connections soundly made and under no undue strain (526.6)					✓	N/A	N/A		
	• No basic insulation of a conductor visible outside enclosure (526.8)					✓	N/A	N/A		
	• Connections of live conductors adequately enclosed (526.5)					✓	N/A	N/A		
	• Adequately connected at point of entry to enclosure (glands, brushes etc) (522.8.5)					✓	N/A	N/A		

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Item No	Description					Outcome	Location Reference		Further Investigation Required	
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2(iii))					✓	N/A		N/A	
5.19	Suitability of accessories for external influences (512.2)					✓	N/A		N/A	
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					✓	N/A		N/A	
	• Correct operation verified (612.13.2)					✓	N/A		N/A	
6.2	Switching off for mechanical maintenance (537.3)									
	• Capable of being secured in the OFF position (537.3.2.3)					✓	N/A		N/A	
	• Acceptable location - state if local or remote from equipment in question (537.3.2.4)					✓	N/A		N/A	
	• Clearly identified by position and/or durable marking (537.3.2.4)					✓	N/A		N/A	
6.3	For isolation only									
	• Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device					N/A	N/A		N/A	
6.4	Emergency switching/stopping (537.4)									
	• Readily accessible for operation where danger might occur (537.4.2.5)					✓	N/A		N/A	
7.0	Current-using equipment (permanently connected)									
7.1	Condition of equipment in terms of IP rating etc (416.2)					✓	N/A		N/A	
7.2	Equipment does not constitute a fire hazard (421)					✓	N/A		N/A	
7.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))					✓	N/A		N/A	
7.4	Suitability for the environment and external influences (512.2)					✓	N/A		N/A	
7.5	Security of fixing (134.1.1)					✓	N/A		N/A	
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 in Section D of this report					✓	N/A		N/A	
7.7	Recessed luminaires (downlighters)									
	• Correct type of lamps fitted					✓	N/A		N/A	
	• Installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.1)					✓	N/A		N/A	
	• No signs of overheating to surrounding building fabric (559.5.1)					✓	N/A		N/A	
	• No signs of overheating to conductors/terminations (526.1)					✓	N/A		N/A	
8.0	Location(s) containing a bath or shower									
8.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)					✓	N/A		N/A	
8.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)					✓	N/A		N/A	
8.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)					✓	N/A		N/A	
8.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)					N/A	N/A		N/A	
8.5	Low voltage (e.g. 230 volt) socket-outlets sites at least 3 m from zone 1 (701.512.3)					N/A	N/A		N/A	
8.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)					✓	N/A		N/A	
8.7	Suitability of equipment for installation in a particular zone (701.512.3)					✓	N/A		N/A	
8.8	Suitability of current-using equipment for particular position within the location (701.55)					✓	N/A		N/A	
9.0	Other Special Installations or locations (Part 7)									
9.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied)					N/A	N/A		N/A	

Name: ADAM CARTER

Signature:



Date: 13/10/2015

Location of Distribution Board **UNDER STAIRS**

Distribution board designation **DB1**

Zs at DB **N/A** Ω

I_{pr} at DB **N/A** kA

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection time by BS 7671 (s)	Overcurrent protective device			RCD Operating current, IΔn (mA)	Maximum Zs permitted by BS 7671 (Ω)	Circuit Impedances (Ω)					Insulation resistance				Polarity	Maximum measured earth fault loop impedance Zs Ω	RCD operating times			Remarks see continuation sheet	
					BS(EN)	Type		Rating (A)	Breaking Capacity (kA)	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Line/Line (MΩ)	Line/Neutral (MΩ)	Line/Earth (MΩ)	Neutral/Earth (MΩ)	@ IΔn (ms)	@ 5IΔn (ms)	Test button operation							
										r ₁ (Line)			r _n (Neutral)	r ₂ (cpc)										(R ₁ + R ₂)	R ₂	(R ₁ + R ₂)		R ₂
*	METER TAILS	A	C	1	16	16		88-2 Fuse HRC	gG	60	80	N/A				0.02		LIM	200	200	✓	0.20						
1/S	KITCHEN SOCKETS	A	101	2	2.5	1.5	0.4	60898 MCB	C	20	6	30	0.92			0.36		LIM	200	200	✓	0.56	29	19	✓			
2/S	UPSTAIRS SOCKETS	A	101	6	2.5	1.5	0.4	60898 MCB	C	20	6	30	0.92			0.53		LIM	200	200	✓	0.73	29	19	✓			
3/S	LOUNGE SOCKETS	A	101	3	2.5	1.5	0.4	60898 MCB	C	16	6	30	1.15			0.20		LIM	200	200	✓	0.40	29	19	✓			
4/S	SHAVER SUPPLY	A	101	1	2.5	1.5	0.4	60898 MCB	C	16	6	30	1.15			1.19		LIM	200	200	✓	1.39	29	19	✓			
5/S	LIGHTING UP & DOWN	A	101	10	1	1	0.4	60898 MCB	C	6	6	30	3.06			1.80		LIM	200	200	✓	2.00	29	19	✓			
6/S	COOKER	A	101	2	6	2.5	0.4	60898 MCB	C	40	6	30	0.46			0.21		LIM	200	200	✓	0.41	29	19	✓			
7/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Details of circuits and/or equipment vulnerable to damage

N/A

Multi Function **101129215** Insulation resistance **101129215** Continuity **101129215** Earth Electrode Resistance **N/A** Earth fault loop impedance **101129215** RCD **101129215**

Wiring Code

A	B	C	D	E	F	G	H	O (Other)
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	

We recommend that the kitchen has some additional sockets installed as the washing machine, boiler and tv booster are supplied via 4 way extension lead which is not good practice. We also recommend that the crimp joints local to the distribution board are contained within a junction box they have been thermally shrink wrapped which is adequate but again not good practice.

CONDITION REPORT GUIDANCE NOTES FOR RECIPIENTS

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 residual current devices (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 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 at or near to the consumer unit / distribution board.