

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: ATTWELL MARTIN
ATTN. MR B. HEAD

Address: 2 NEW ROAD,
CHIPPENHAM,
SN15 1EJ.

Postcode: _____

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 ensure continued safety of installation on change of property management arrangement.

Date(s) on which inspection and testing were carried out: 25 JAN 2012

C. DETAILS OF THE INSTALLATION

Occupier: (Various owners)
LANDLORDS COMMON SUPPLY.

Address: SANFORD COURT
SPRINGFIELD ROAD
SWINDON

Postcode: _____

Estimated age of the electrical installation: 30 years

Description of premises: BLOCK OF FLATS

Evidence of alterations or additions: NO

If yes, estimated age: N/A years

Date of previous inspection: NOT KNOWN

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:
LANDLORDS COMMON AREA ELECTRICAL INSTALLATION. ALL CIRCUITS INSPECTED & TESTED. 100% OF FITTINGS INSPECTED, ALL ACCESSIBLE SOCKET OUTLETS TESTED.

Agreed limitations including the reasons, if any, on the inspection and testing:
NONE AGREED.

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):
The distribution boards, cables and fittings all appear to be in a satisfactory condition.
Attention should be given to circuit No 2 on Distribution Board A1.

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)

Please see the 'Notes for Recipients' on the reverse of this page.

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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 action are made

Item No	Observations	Classification code †	Further investigation required (Y or ✓)
1	Distribution Board 'A' - Circuit 2 has M.C.B (immature circuit breakers), rated too high for 4mm ² cable, hence earth loop impedance is too high for a circuit with 15A MCB.	C2	
2	Insulation Resistance of circuit 2 low	C2	
3	Hole in top of D.B. 'A' not with PVC grommet to protect cables	C3	
4	Several CPC's (earth cables) not sleeved	C3	
5	No isolator switch evident to aerial amplifiers in loft space	C3	✓
6	All floor emergency lights not working	C3	
7	Insufficient blanks in Dist. Bd 'B' (completed)		
8	Cables buried in walls at a depth of less than 50mm are not protected by RCD		
9	CPC's in cables in galvanised junction box in canopy of car park roof not sleeved and terminated professionally	C2	

Additional pages? No Yes Specify page No(s):

† 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 reverse of this page for guidance regarding the Classification codes.

Immediate remedial action required for items: _____
Urgent remedial action required for items: 1, 2 & 9
Further investigation required for items: 5
Improvement recommended for items: remainder.

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 in 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 of the inspection and testing (see D).

I/We further declare that in my/our judgement, the said installation was overall in ~~SAISFACTORY~~ UNSATISFACTORY* condition (see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

*Delete as appropriate

<p>INSPECTION, TESTING AND ASSESSMENT BY:</p> <p>Signature: <i>M.S. Alexander</i></p> <p>Name: (CAPITALS) M.S. ALEXANDER</p> <p>Position: Principal</p> <p>Date: 18 Feb 2012</p>	<p>REPORT REVIEWED AND CONFIRMED BY:</p> <p>Signature: <i>M.S. Alexander</i></p> <p>Name: (CAPITALS) M.S. ALEXANDER</p> <p>(Registered Qualified Supervisor for the Approved Contractor at J)</p> <p>Date: 18 Feb 2012</p>
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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

FIVE YEARS

(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:

Alexander Electrical Services

Address:

**1 Falmouth Grove,
Swindon
SN3 1EJ**

Telephone number:

01793 692669

Email address:

alexander.falmouth@1@fivali.co.uk



Enrolment number: (Essential information)

027139

Branch number: (if applicable)

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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)	
TN-S		a.c. <input checked="" type="checkbox"/>	d.c. <input type="checkbox"/>	Nominal voltage(s):	V	$U_0^{(1)}$ 230 V	BS(EN)	1361
TN-CS	<input checked="" type="checkbox"/>	1-phase (2-wire) <input checked="" type="checkbox"/>	1-phase (3-wire) <input type="checkbox"/>	Nominal frequency, $f^{(1)}$	Hz	50	Type	11b
TN-C		2-phase (3-wire) <input type="checkbox"/>	3-pole <input type="checkbox"/>	Prospective fault current, $I_{pf}^{(2/3)}$	kA	3.01	Rated current	100 A
TT		3-phase (3-wire) <input type="checkbox"/>	3-phase (4-wire) <input type="checkbox"/>	External earth fault loop impedance, $Z_e^{(3/4)}$	Ω	0.13	Short-circuit capacity	33 kA
IT		Other <input type="checkbox"/>	Please state	Number of sources		1	Confirmation of supply polarity	<input checked="" type="checkbox"/> (✓)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing		Details of installation earth electrode (where applicable)	
Distributor's facility:	<input checked="" type="checkbox"/>	Type: (eg rod(s), tape(s) etc)	X
Installation earth electrode:	NA	Electrode resistance, R_A :	X (Ω)
Method of measurement:		X	

Main switch or circuit-breaker			Earthing and protective bonding conductors				
Type: BS(EN)	S419	Voltage rating	240 V	Earthing conductor		Main protective bonding conductors	
No of poles	2	Rated current, I_n	100 A	Conductor material	Cu	Conductor material	N/A
Primary supply conductors: material	Cu	RCD operating current, $I_{\Delta n}$ *	- mA	Conductor csa	16 mm ²	Conductor csa	
Primary supply conductors: csa	25 mm ²	Rated time delay	- ms	Connection/continuity verified	<input checked="" type="checkbox"/> (✓)	Connection/continuity verified	<input checked="" type="checkbox"/> (✓)
		RCD operating time (at $I_{\Delta n}$)*	- ms	Bonding of extraneous-conductive-parts (✓)			
				Water service		Gas service	
				Oil service		Structural steel	
				Lightning protection		Other incoming service(s)	
				Specify			

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

SCHEDULE OF CIRCUIT DETAILS FOR THE PRIMARY DISTRIBUTION BOARD

TO BE COMPLETED IN EVERY CASE	TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*		
Location of distribution board: TOP METER BOX ADJACENT TO R.H. BLOCK FRONT DOOR Distribution board designation: DIST. BRD 'A'	Supply to distribution board is from: _____ No of phases: _____ Nominal voltage: _____ V	Overcurrent protective device for the distribution circuit: Type: _____ Rating: _____ A BS (EN) _____	
	Associated RCD (if any): BS (EN) _____ RCD No of poles: _____ I _{Δn} : _____ mA		

CIRCUIT DETAILS													
Circuit number and line	Circuit designation	Type of wiring (see code below)	Reference method	Number of points served	Circuit conductors: csa			Overcurrent protective devices			RCD		
					Live (mm ²)	cpc (mm ²)	Max. disconnection time permitted by BS 7671 (s)	BS (EN)			Operating current, I _{Δn} (mA)	Maximum Z _s permitted by BS 7671 (Ω)	
								Type	Rating (A)	Short-circuit capacity (kA)			
1	DISTRIBUTION BRD 'B'	F	C	1	16	16	5	3871	4	60	3	-	0.16
2	CAR PORT LIGHTS	F/A	"	7	1.5	1.5	0.4	"	4	15	"	-	0.61
3	-												
4	-												
DISTRIBUTION BOARD 'B'													
1	LIGHTS - L.H. BLOCK	A	C	8	1	1	0.4	3871	2	5	3	-	4.37
2	LIGHTS - R.H. BLOCK	"	"	8	1	1	"	"	2	5	"	-	"
3	-												
4	-												
5	SOCKETS - UPSTAIRS R.H. + L.H. BLOCK	"	"	3	2.5	1.5	"	"	2	20	4	30	1.31
6	SOCKET - BELOW DB 'B'	"	"	1	2.5	1.5	"	"	2	20	"	30	1.31

* In such cases, details of the distribution (sub-main) circuit(s), together with the test results for the circuit(s), must also be provided on continuation schedules.

↑ See Table 4A2 of Appendix 4 of BS 7671

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	

SCHEDULE OF TEST RESULTS FOR THE PRIMARY DISTRIBUTION BOARD

Original (To the person ordering the work)

<p>TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p> <p>Characteristics at this distribution board</p> <p>Confirmation of supply polarity</p> <p>* See note below</p> <p>Z_s * Ω Operating times of associated RCD (if any) At $I_{\Delta n}$ ms</p> <p>I_{pf} * kA At $5I_{\Delta n}$ (if applicable) ms</p>	<p style="text-align: center;">Test instruments (serial numbers) used:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Earth fault loop impedance</td> <td style="width: 30%; text-align: center;">3250500</td> <td style="width: 20%;">RCD</td> <td style="width: 20%; text-align: center;">4004580</td> </tr> <tr> <td>Insulation resistance</td> <td style="text-align: center;">3217709</td> <td>Multi function</td> <td></td> </tr> <tr> <td>Continuity</td> <td style="text-align: center;">"</td> <td>Other</td> <td></td> </tr> </table>	Earth fault loop impedance	3250500	RCD	4004580	Insulation resistance	3217709	Multi function		Continuity	"	Other	
Earth fault loop impedance	3250500	RCD	4004580										
Insulation resistance	3217709	Multi function											
Continuity	"	Other											

TEST RESULTS														
Circuit number and line	Circuit impedances (Ω)					Insulation resistance <i>Record lower or lowest value</i>				Polarity (\checkmark)	Maximum measured earth fault loop impedance, Z_s^* (Ω)	RCD		
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Neutral/Earth			Operating times		Test button operation (\checkmark)
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	R_2	(M Ω)	(M Ω)	(M Ω)	(M Ω)			at $I_{\Delta n}$ (ms)	at $5I_{\Delta n}$ (if applicable) (ms)	
1							>200	>200	>200	\checkmark	0.15	-	-	-
2							-	>1	>1	\checkmark	1.29	-	-	-
3		—												
4		—												
<u>DISTRIBUTION BOARD B</u>														
1							-	>20	>20	\checkmark	1.35			
2							-	"	"	\checkmark	0.44			
3														
4														
5							-	"	"	\checkmark	0.9	8	7	\checkmark
6							-	"	"	\checkmark	0.25	-	-	

* Note: Where the installation can be supplied by more than one source, such as a primary source (e.g. public supply) and a secondary source (e.g. standby generator), the higher or highest values must be recorded.

TESTED BY

Signature: <i>M. S. Alexander</i>	Position: <i>Principal</i>
Name: (CAPITALS) <i>M. S. ALEXANDER</i>	Date of testing: <i>25 JAN 2012</i>