

ELECTRICAL INSTALLATION CONDITION REPORT

Contractor's Reference Number

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations*

CRN/ N/A

A. DETAILS OF THE CLIENT

Client: HML COUPE
 Address: 1, Mackenzie Way
 Swindon Village
 Cheltenham
 Gloucestershire
 Postcode: GL51 9TX

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: Landlord Report

Date(s) on which inspection and testing were carried out: 08/06/2017 -- 08/06/2017

C. DETAILS OF THE INSTALLATION

Occupier: HML COUPE
 Address: 58-64 Padstow Road
 Swindon
 Wiltshire
 Postcode: SN2 2ED

Estimated age of the electrical installation: 12 years
 Description of premises: domestic, commercial, industrial, other (Please state) Domestic
 Evidence of alterations or additions: no
 If yes, estimated age: N/A years

Date of previous inspection: Unknown
 Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: No records available

Records of installation available: no
 Records held by: Unknown

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

Extent of the electrical installation covered by this report:
 FIXED WIRING AND ACCESSORIES.

Agreed limitations including the reasons, if any, on the inspection and testing:
 None

Agreed with: CLIENT

Operational limitations including the reasons (see page No.)
 NO TESTS PERFORMED ON TV SOCKET IN LOFT ACCESS ISSUES.

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):
 THE FIXED WIRING OF THE INSTALLATION IS IN A GOOD CONDITION. THE ELECTRIC CUPBOARD REQUIRES FIRE RATING .THE INSTALLATION IS BEING MAINTAINED AND MONITORED.

Summary of the condition of the installation continued on additional pages? No Yes Specify page No(s):

Overall assessment of the installation: **SATISFACTORY** / * An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (F) is required

* The completed report should preferably be reviewed by another skilled person, competent to confirm that the declared overall condition of the electrical installation is consistent with the inspection and test results, and with the observations and recommendations for action (if any) made in the report.

NOTES FOR RECIPIENTS

THIS ELECTRICAL INSTALLATION CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service (see Section E and G). This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see Section F), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates residual current devices (RCDs), there should be a notice at or near the distribution board stating that they should be tested quarterly. **FOR SAFETY REASONS, IT IS IMPORTANT THAT YOU CARRY OUT THE TEST REGULARLY.**

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 should be carried out is stated in Section I of this report. There should also be a notice at or near the consumer unit indicating when the next inspection of the installation is due.

This report has been issued in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) – *Requirements for Electrical Installations*.

You should have received the report marked 'Original' and the Contractor should have retained the report marked 'Duplicate'.

The report consists of at least eight numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one distribution board or more circuits than can be recorded on Pages 7 and 8, one or more additional *Schedules of Circuit Details and Schedules of Test Results* should form part of the report. The report is invalid if any of the pages identified in Section H are missing.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation. The report should identify, so far as is reasonably practicable and having regard to the extent and limitations recorded in Section D, any damage, deterioration, defects, dangerous conditions and any non-compliances with the requirements of the national standard for the safety of electrical installations which may give rise to danger, together with any items for which improvement is recommended.

The report should not have been issued to certify that new electrical installation work complies with the requirements of the national safety standard. An 'Electrical Installation Certificate', a 'Domestic Electrical Installation Certificate' or a 'Minor Electrical Installation Works Certificate' (as appropriate) should be issued for the certification of new installation work.

This report should not have been issued for an electrical installation in a potentially explosive atmosphere (hazardous area).

continued on the reverse of page 3

NOTES FOR RECIPIENTS (continued from the reverse of page 1)

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. Some operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in Section D. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration of the overall condition of the installation should have been given by the inspector in Section G of the report. The declaration must reflect the statement given in Section E, which summarises the observations and recommendations made in Section F. Where one or more observations have been made in Section F, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code 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.

Where the inspector has indicated an observation as code 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.

Where the inspector has indicated that an item requires further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, the number of sources should have been recorded in Section K *Supply Characteristics and Earthing Arrangements* on page 3 of the report, and the *Schedule of Test Results* compiled accordingly.

Where inadequacies in the electricity distributor's or supplier's equipment have been observed (Section 1 of the inspection schedule), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the contractor.

ELECTRICAL INSTALLATION CONDITION REPORT

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) 79

Schedule of Test Results for the Installation: Page No(s) 810

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

10 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 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 CONTRACTOR

Trading title: Enlan Ltd

Address: Leaze Barn Hook St
Tregoze
SWINDON

Telephone number: 01793 877677

Email address: office@enlan.co.uk

Postcode: SN5 3NY

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)	
	a.c.		d.c.		Nominal voltage(s), U ⁽¹⁾	N/A	V	U _o ⁽¹⁾	230	V	BS(EN)	1361
TN-S	N/A											
TN-CS	✓	1-phase (2-wire) ✓	1-phase (3-wire) N/A	2-pole ✓		Nominal frequency, f ⁽¹⁾	50	Hz	Notes: (1) by enquiry			Type 2
TN-C	N/A	2-phase (3-wire) N/A		3-pole N/A		Prospective fault current, I _{pf} ⁽²⁾⁽³⁾	16	kA	(2) by enquiry or by measurement			Rated current 100 A
TT	N/A	3-phase (3-wire) N/A	3-phase (4-wire) N/A	other N/A		External earth fault loop impedance, Z _e ⁽³⁾⁽⁴⁾	0.35	Ω	(3) where more than one supply, record the higher or highest values			Short-circuit capacity 16 kA
IT	N/A	Other	Please state N/A			Number of sources	1		(4) by measurement			Confirmation of supply polarity ✓ (✓)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing				Details of installation earth electrode (where applicable)							
Distributor's facility:	✓	Type: (eg rod(s), tape(s) etc)	N/A	Location:	N/A						
Installation earth electrode:	N/A	Electrode resistance, R _A :	N/A	(Ω) Method of measurement:	N/A						
Main Switch/Switch-Fuse/Circuit-Breaker/ RCD				Earthing and protective bonding conductors							
Type: BS(EN)	60947-3	Voltage rating	230 V	Earthing conductor		Main protective bonding conductors		Bonding of extraneous-conductive-parts (✓)			
No of poles	2	Rated current, I _n	100 A	Conductor material	copper		Conductor material	Water installation pipes	N/A	Lightning protection	N/A
Primary supply conductors: material	copper	RCD operating current, I _{Δn} *	N/A mA	Conductor csa	16	mm ²	Conductor csa	Oil installation pipes	N/A	Structural steel	N/A
Primary supply conductors: csa	25	Rated time delay*	N/A ms	Connection/continuity verified	✓ (✓)		Connection/continuity verified	Gas installation pipes	N/A	Other	
		RCD operating time (at I _{Δn})*	N/A ms								

* (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 head	✓	
1.3	Distributor's earthing arrangement(s)	✓	
1.4	Meter tails – Distributor/ Consumer	✓	
1.5	Metering equipment	✓	
1.6	Means of main isolation (<i>where present</i>)	✓	
2.0	Presence of adequate arrangements for parallel or switched alternative sources		
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A	
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	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)	N/A	
	• Adequacy of main protective bonding conductor connections	N/A	
	• Accessibility of main protective bonding connections	N/A	
	• Accessibility and condition of other 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	✓	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
4.0	Other methods of protection (<i>where the methods of protection listed below are employed, details should be provided on separate sheets</i>)		
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	C3	CONSUMER UNIT
5.6	Condition of enclosure(s) in terms of fire rating	C3	CONSUMER UNIT
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) (<i>functional check</i>)	✓	
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 RCBOs	✓	
5.13	RCD(s) provided for additional protection – includes RCBOs	C3	CIRCUITS 1 AND 2

* All Outcome 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 without delay state F1

(to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and F1 coded items to be recorded in Section F of the report.

† Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.

ELECTRICAL INSTALLATION CONDITION REPORT

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
5.14	RCD(s) provided for protection against fire – includes RCB0s	C3	CIRCUITS 1 AND 2
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	N/A	
5.19	Presence of alternative/additional 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>)	✓	
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	Single-pole switching or protective devices in line conductors only	✓	
5.24	Protection against mechanical damage where cables enter equipment	✓	
5.25	Protection against electromagnetic effects where cables enter metallic enclosures	✓	
6.0	Distribution/final circuits		
6.1	Identification of conductors	C3	LIGHTS
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, ducting or trunking	N/A	
6.5	Suitability of containment systems for continued use (<i>including flexible conduit</i>)	N/A	
6.6	Cables correctly terminated in enclosures (<i>indicate extent of sampling in Section D of report</i>)	✓	
6.7	Confirmation of indication that SPD(s) are functional	N/A	
6.8	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓	
6.9	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓	
6.10	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓	
6.11	Adequacy of protective devices; type and rated current for fault protection	✓	
6.12	Presence and adequacy of circuit protective conductors	✓	
6.13	Co-ordination between conductors and overload protective devices	✓	
6.14	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓	
6.15	Cables where exposed to direct sunlight, of a suitable type	✓	
6.16	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage <ul style="list-style-type: none"> • Installed in prescribed zones (see Section D. Extent and limitations) • Incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) 	✓ N/A	
6.17	Provision of additional protection by 30 mA RCD <ul style="list-style-type: none"> • †For mobile equipment not exceeding a rating of 32 A for use outdoors • †For all socket-outlets of rating 20 A or less, unless exempt • †For cables installed in walls / partitions at a depth of less than 50 mm • †For cables installed in walls / partitions containing metal parts regardless of depth 	✓ ✓ C3 C3	CIRCUITS 1 AND 2 CIRCUITS 1 AND 2
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	C3	ELECTRIC CUPBOARD
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	✓	
6.26	Single-pole switching or protective devices in line conductors only	✓	
6.27	Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment – identify /record numbers and locations of items inspected	✓	

† Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection

* All Outcome 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 without delay state FI

(to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on

attached numbered sheets. C1, C2, C3 and FI coded

items to be recorded in Section F of the report. Page 5 of

ELECTRICAL INSTALLATION CONDITION REPORT

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 (state if local or remote)	✓	
	• 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	N/A	
	• Readily accessible for operation where danger might occur	N/A	
	• Correct operation verified	N/A	
	• Clearly identified by position and/or durable marking(s)	N/A	
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>)	✓	
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 by RCD not exceeding 30 mA		
	• For low voltage circuits serving the location	N/A	
	• For low voltage circuits passing through Zone 1 and Zone 2 not serving the location	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	

* All Outcome 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 without delay state FI
(to determine whether danger or potential danger exists)

Outcome

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

Page 6 of

8

