



Sent to Barry Mercer Lettings PWS.

This report is not valid if the serial number has been defaced or altered

IPN3/ 0058476

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: **MR. B. MERCER** Address: **8 BAYWATER MARLBOROUGH WILTS** Postcode: **SN8 1DX**

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: **CONDITION REPORT AFTER LIGHTNING STRIKE.**

Date(s) on which inspection and testing were carried out: **26/8/14**

C. DETAILS OF THE INSTALLATION

Occupier: **N/A** Address: **FLATS 113-119 125-131 137-143 HELMSDALE SWINDON** Postcode: **SN25 1LA**

Estimated age of the electrical installation: **40** years Description of premises: **DOMESTIC** Evidence of alterations or additions: **YES** If yes, estimated age: **20** years

Date of previous inspection: **UNKNOWN** 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 AREA ELECTRICS IN BLOCK 113-119 125-131 137-143

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

Operational limitations including the reasons (see page No.)
NONE

Agreed with:

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 ELECTRICAL INSTALLATION IS IN SAFE WORKING ORDER

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

ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

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

5 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: **WASON & WEBB ELECTRICAL CONTRACTORS LTD**

Address: **MEADOW FARM
 MARLBOROUGH ROAD
 ROYAL WOOTTON BASSETT
 WILTS**

Telephone number: **01793 851582**

Email address:

Enrolment number: **0 2 0 0 6 3**
 (Essential information)

Postcode: **SN4 7AS**

Branch number: (if applicable)

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.		Nominal voltage(s): 230 V	$U_o^{(1)}$ 230 V	BS(EN)	1361	
TN-CS <input checked="" type="checkbox"/>	1-phase (2-wire) <input checked="" type="checkbox"/>	1-phase (3-wire)	2-pole	Nominal frequency, $f^{(1)}$ 50 Hz	Notes: (1) by enquiry	Type	2	
TN-C	2-phase (3-wire)		3-pole	Prospective fault current, $I_{pf}^{(2)(3)}$ 1.88 kA	(2) by enquiry or by measurement	Rated current	100 A	
TT	3-phase (3-wire)	3-phase (4-wire)	other	External earth fault loop impedance, $Z_e^{(3)(4)}$ 0.16 Ω	(3) where more than one supply, record the higher or highest values	Short-circuit capacity	33.0 kA	
IT	Other	Please state		Number of sources 1	(4) by measurement	Confirmation of supply polarity	<input checked="" type="checkbox"/> (<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) N/A	Location: N/A				
Installation earth electrode:	Electrode resistance, R_A : N/A	(Ω)	Method of measurement: N/A			
Main switch or circuit-breaker			Earthing and protective bonding conductors			
Type: BS(EN) 60947-3	Voltage rating 230 V	Earthing conductor		Main protective bonding conductors		
No of poles 2	Rated current, I_n 63 A	Conductor material COPPER	Conductor material N/A		Bonding of extraneous-conductive-parts (<input checked="" type="checkbox"/>)	
Primary supply conductors: material COPPER	RCD operating current, $I_{\Delta n}$ 30 mA	Conductor csa 10 mm ²	Conductor csa N/A mm ²		Water service Gas service	
Primary supply conductors: csa 16 mm ²	Rated time delay	Connection/continuity verified <input checked="" type="checkbox"/> (<input checked="" type="checkbox"/>)	Connection/continuity verified N/A (<input checked="" type="checkbox"/>)		Oil service Structural steel	
	RCD operating time (at $I_{\Delta n}$) ms				Lightning protection Other incoming service(s)	
					Specify	

* (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 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)	N/A	
2.0	Presence of adequate arrangements for parallel or switched alternative sources	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	
	• Provision of earthing/bonding labels at all appropriate locations	N/A	
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	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
4.0	Other methods of protection (where the methods of protection listed below are employed, details should be provided on separate sheets)		
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	N/A	
5.5	Condition of enclosure(s) in terms of IP rating	✓	
5.6	Condition of enclosure(s) in terms of fire rating	✓	
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) (functional check)	✓	
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	N/A	

* 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/1

(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.

ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
5.13	RCD(s) provided for additional protection – includes RCBOs	N/A	
5.14	RCD(s) provided for protection against fire – includes RCBOs	N/A	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	N/A	
5.16	Presence of RCD retest notice at or near equipment where required	N/A	
5.17	Presence of diagrams, charts or schedules at or near equipment where required	N/A	
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	✓	
5.19	Presence of alternative 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>)	N/A	
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	Protection against mechanical damage where cables enter equipment	✓	
5.24	Protection against electromagnetic effects where cables enter metallic enclosures	N/A	
6.0 Distribution/final circuits			
6.1	Identification of conductors	✓	
6.2	Cables correctly supported throughout their length	LIM	
6.3	Condition of insulation of live parts	✓	
6.4	Non-sheathed cables protected by enclosure in conduit, duct 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	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓	
6.8	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓	
6.9	Adequacy of protective devices; type and rated current for fault protection	✓	
6.10	Presence and adequacy of circuit protective conductors	✓	
6.11	Co-ordination between conductors and overload protective devices	✓	
6.12	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓	
6.13	Cables where exposed to direct sunlight, of a suitable type	✓	
6.14	Concealed cables installed in prescribed zones (<i>see extent and limitations</i>)	✓	
6.15	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (<i>see extent and limitations</i>)	✓	
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	N/A	
6.17	Provision of additional protection by 30 mA RCD		
	• Where reasonably likely to be used to supply mobile equipment for use outdoors	N/A	
	• For all socket-outlets of rating 20 A or less provided for use by ordinary persons	N/A	
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	N/A	
6.19	Band II cables segregated/separated from Band I cables	N/A	
6.20	Cables segregated/separated from non-electrical services	N/A	
6.21	Termination of cables at enclosures (<i>identify numbers and locations of items inspected in Section D</i>)		
	• 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	✓	

* 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.

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	✓	
	• 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	N/A	
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	✓	
	• readily accessible for operation where danger might occur	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
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	N/A	
8.2	Equipment does not constitute a fire hazard	N/A	
8.3	Enclosure not damaged/deteriorated so as to impair safety	N/A	
8.4	Suitability for the environment and external influences	N/A	
8.5	Security of fixing	N/A	
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 for all low voltage (LV) circuits by RCD not exceeding 30 mA	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 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/1
 (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.

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: UNDERSTAIRS CUPBOARD 113 - 119	Supply to distribution board is from:	No of phases:	Nominal voltage:	V
Distribution board designation: DB1 2WAY	Overcurrent protective device for the distribution circuit: Type: BS (EN)	Associated RCD (if any): BS (EN) Rating: A	RCD No of poles:	I _n : mA

Original (in the nearest relative this number)

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	Maximum Z _s permitted by BS 7671 (Ω)
					Live (mm ²)	cpc (mm ²)	Max. disconnection time permitted by BS 7671 (s)	BS (EN)		Short-circuit capacity (kA)	Opening current I _o (mA)			
								Type	Rating (A)					
DB1														
1	SUPPLY TO DB2-3-4	A	1	3	2.5	15	0.4	60898	B	16	6	-	230	
DB2 113 - 119														
1	STAIRWAY LIGHTS	A	1	3	1.0	1.0	0.4	3036	-	5	-	-	7.66	
2	ENTRANCE + OUTSIDE LIGHT	A	1	2	1.0	1.0	0.4	3036	-	5	-	-	7.66	
3	SOCKET + SUPPLY TO DB3-4	A	1	3	2.5	1.0	0.4	3036	-	15	-	-	2.04	
DB3 125 - 131														
1	STAIRWAY LIGHTS	A	1	3	1.0	1.0	0.4	3036	-	5	-	-	7.66	
2	ENTRANCE + OUTSIDE LIGHT	A	1	2	1.0	1.0	0.4	3036	-	5	-	-	7.66	
3	SOCKET	A	1	1	2.5	1.0	0.4	3036	-	15	-	-	2.04	
DB4 137 - 143														
1	ENTRANCE LIGHT	A	1	1	1.0	1.0	0.4	3036	-	5	-	-	7.66	
2	STAIRWAY LIGHTS	A	1	3	1.0	1.0	0.4	3036	-	5	-	-	7.66	
3	SOCKET	A	1	1	2.5	1.0	0.4	3036	-	15	-	-	2.04	

* 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	

