APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered **IPN3/0470869**

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 David Guyan	Address:	Mr Carpet ltd Unit 32 stadium studios, Riverside road, London Postcode: SW17 0BA

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:	For new rental lease
Date(s) on which inspection and testing were carried out:	21/11/2013

C. DETAILS OF THE INSTALLATION

Occupier	Mr Carpet ltd	Address	299a Upper Richmond Road west, East Sheen, London Postcode: SW14 8QS

Estimated age of the electrical installation:	10	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:	22/07/2003		Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No:	030			
Records of installation available:	✔		Records held by:	Mr David Guyan			

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

Extent of the electrical installation covered by this report:

Test 5 circuits in flat 299a for new rental.

Agreed limitations (including the reasons), if any, on the inspection and testing:

Not to carry out I/R test between line - neutral conductors

Agreed with: Mr David Guyan

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

As some items that can not be disconnected and may result to damage if insulation resistance test is carried out.

The inspection has 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):

In ok state. Just need to improve the main gas earth bond.

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'

ELECTRICAL INSTALLATION CONDITION REPORT

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, an subject to the limitations at D:

There are no items adversely affecting electrical safety. N/A **or** The following observations and recommendations for are made ✔

Item No		Classification code †	Further investigation required (Y or ✔)
1	Absence of main protective bonding to Main Gas supply. There is however cross bonding between water pipes to gas pipe.	C2	

Additional Pages? No ✔ Yes Specify page

†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 notes for recipient for guidance regarding the Classification codes.

Immediate remedial action required for items:	N/A
Urgent remedial action required for items:	1
Further investigation required for items:	N/A
Improvement recommended for items:	N/A

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 SATISFACTORY / ~~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*

INSPECTION, TESTING AND ASSESSMENT BY:

Signature	S Jones
Name (CAPITALS)	STEVEN JONES
Position	QS
Date:	21/11/2013

REPORT REVIEWED AND CONFIRMED BY:

Signature	S Jones
Name (CAPITALS)	STEVEN JONES
	(Registered Qualified Supervisor for the Approved Contractor at J)
Date:	21/11/2013

Please see the 'Notes for Recipients'

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered **IPN3/0470869**

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 th 8 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: SJK Electrical Contractors Ltd

Address: 60 Oaks Avenue
Worcester Park
Surrey
Postcode:KT4 8XD

Telephone number: 07759426693 / 07879681001

Email Address: Steve@sjk-electrical.com

Enrolement number: (Essential information) 034613

Branch number: (if applicable) 000

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Type(s)

TN-S	✔
TN-C-S	N/A
TN-C	N/A
TT	N/A
IT	N/A

Number and Type of Live Conductors

		a.c.	✔	d.c.	N/A
1-phase (2 wire)	N/A	1-phase (3 wire)	✔	2 pole	N/A
2-phase (3 wire)	N/A			3 pole	N/A
3-phase (3 wire)	N/A	3-phase (4 wire)	N/A	other	N/A
Other	N/A				

Nature of Supply Parameters

Nominal Voltage(s): U(1)	230 V	U_0 (1)	230 V
Nominal frequency, f(1)	50 Hz		
Prospective fault current, I_{pf} (2)(3)	1.55 kA		
External earth fault loop impendance, Z_e (2)(3)	0.13 Ω		
Number of sources	1		

Notes:
(1) by enquiry
(2) by enquiry or by measurement
(3) where more than one supply, record the higher or highest values
(4) by measurement

Characteristics of Primary Supply Overcurrent Protective Device(s)

BS(EN)	BS 1361 Fuse HBC Domesti	
Type	2B	
Rated current	80	A
Short-circuit capacity	40	kA
Confirmation of supply polarity	✕	(✔)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of Earthing

Distributor's facility:	✔
Installation earth electrode:	N/A

Details of Installation Earth Electrode (where applicable)

Type: (eg rod(s),tape etc)	N/A	Location:	N/A
Electrode resistance, R_A:	N/A (Ω)	Method of measurement:	N/A

Main Switch or Circuit-Breaker

Type: BS(EN)	BS EN 61008	Voltage rating	230	V
No of Poles	2	Rated current, I_n	63	A
Primary supply conductors material	Copper	RCD operating current, $I_{\Delta n}$*	30	mA
Primary supply conductors csa	16 mm²	Rated time delay	200	ms
		RCD operating time (at $I_{\Delta n}$)*	28	ms

Earthing and protective bonding conductors

Earthing conductor

Conductor material	Copper		
Conductor csa	16		
Connection/ continuity verified	N/A (✔)		mm²

Main protective bonding conductors

Conductor material	Copper		
Conductor csa	16		mm²
Connection/ continuity verified	N/A (✔)		

Bonding of extraneous-conductive-parts (✔)

Water service	✔	Gas Service	✕
Oil service	N/A	Structural steel	N/A
Lightning protection	N/A	Other incoming service(s)	N/A
Specify	N/A		

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

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

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	LIM	Unable to gain access to switch room, C1 test cert
1.2	Service cut-out/fuse(s)	LIM	Unable to gain access to switch room, detail are fro
1.3	Meter tails - distributor	✔	
1.4	Meter tails - consumer	✔	
1.5	Metering equipment	✔	
1.6	Means of main isolation (where present)	✔	
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)	✔	
*	Adequacy of main protective bonding conductor connections	✔	Only Water. No Gas Earth Bond
*	Accessibility of main protective bonding connections	✔	Located in Mr Carpet Shop, 299 Upper Richmond w
*	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	✔	
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	✔	
4.2	Reinforced insulation	✔	
4.3	Use of obstacles	✔	
4.4	Placing out of reach	✔	
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	✔	
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	C2	Holes on top of enclosure need to be blanked off.
5.6	Condition of enclosure(s) in terms of fire rating	C2	Holes on top of enclosure need to be blanked off.
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	✔	

*** 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.

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS †

Item	Description	Outcome *	Location reference
5.13	RCD(s) provided for additional protection - includes RCBOs	✔	
5.14	RCD(s) provided for protection against fire - includes RCBOs	✔	
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 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 (specify)	N/A	
5.22	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✔	
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	✔	
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 (including flexible conduit)	N/A	
6.6	Cables correctly terminated in enclosures (indicate extent of sampling in Section D of report)	✔	
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	N/A	
6.14	Concealed cables installed in prescribed zones (see extent and limitations)	✔	
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 (see extent and limitations)	N/A	
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	✔	
6.17	Provision of additional protection by 30 mA RCD		
*	Where reasonably likely to be used to supply mobile equipment for use outdoors	✔	
*	For all socket-outlets of rating 20 A or less provided for use by ordinary persons	✔	
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	✔	
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 (identify numbers and locations of items inspected in Section D)		
*	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 (gland, bush or similar)	✔	
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.

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	✔	
7.2	Switching off for mechanical maintenance		
	* presence and condition of appropriate devices	N/A	
	* acceptable location	N/A	
	* capable of being secured in the OFF position	N/A	
	* correct operation verified	N/A	
	* clearly identified by position and/or durable marking(s)	N/A	
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 (permanently connected)**		
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 (indicate extent of sampling in Section D of report)	✔	
8.7	Recessed luminaires (e.g. downlighters)		
	* correct type of lamps fitted	✔	
	* installed to minimise build-up of heat by use of fire rated fittings,insulation displacement box or similar	✔	
	* no signs of overheating to surrounding building fabric	✔	
	* no signs of overheating to conductors/terminations	✔	
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	✔	
9.2	Where used as a protective measure, requirements for SELV or PELV are met	✔	
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	✔	
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	✔	
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/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.

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered **IPN3/0470869**

SCHEDULE OF CIRCUIT DETAILS FOR THE PRIMARY DISTRIBUTION BOARD

Original (To the person ordering the work)

CIRCUIT DETAILS

TO BE COMPLETED IN EVERY CASE

Location of distribution board: Bedroom Cupboard

Distribution board designation: Lighting & Power

TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*

Supply to distribution board is from:

No of phases: Nominal voltage: V

Overcurrent protective device for the distribution circuit:

Associated RCD (if any): BS(EN)

Type: BS(EN) Rating: A RCD No of poles: $I_{\Delta n}$ mA

Circuit number and phase	Circuit designation	Type of wiring (see code)	Reference method	Number of points served	Circuit conductors: csa		Max. disconnection time permitted by BS 7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS 7671
					Live (mm²)	cpc (mm²)	(s)	BS (EN)	Type No	Rating (A)	Short-circuit capacity (kA)	Operating current, $I_{\Delta n}$ (mA)	(Ω)
1	Cooker	A	45	1	6	2.5	0.4	60898 MCB	B	32	6	30	1.44
2	Kitchen Sockets	A	45	4	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.44
3	Living room & Bedroom Sockets	A	45	8	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.44
4	Boiler Supply	A	45	1	2.5	1.5	0.4	60898 MCB	B	16	6	30	2.88
5	Lighting	A	45	28	1.5	1.0	0.4	60898 MCB	B	6	6	30	7.67

* *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/ cables	Mineral-insulated cables	

This form is based on the model shown in Appendix 6 of BS7671
Published by the NICEIC a part of the Ascertiva Group

See next page for Schedule of Test Results

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered **IPN3/0470869**

SCHEDULE OF TEST RESULTS FOR THE PRIMARY DISTRIBUTION BOARD

Original (To the person ordering the work)

TEST RESULTS

TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Characteristics at this distribution board

Confirmation of supply polarity

* See note below

Z_s * Ω — Operating times of associated RCD (if any) — At $I_{\Delta n}$ ms

I_{pf} * kA — At $5I_{\Delta n}$ ms

Test instruments (serial numbers) used:

Earth fault loop impedance	61117710812083821	RCD	61117710812083821
Insulation resistance	61117710812083821	Multi function	
Continuity	61117710812083821	Other	

Circuit number and phase	Circuit impedances (Ω)					Insulation resistance				Polarity	Maximum measured earth fault loop impedance, Z_s * See note below	RCD operating times		Test button operation
	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 †			at $I_{\Delta n}$	at $5I_{\Delta n}$ (if applicable)	
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$R_1 + R_2$	R_2	(MΩ)	(MΩ)	(MΩ)	(MΩ)	(✔)	(Ω)	(ms)	(ms)	(✔)
1	N/A	N/A	N/A	0.09	N/A	N/A	N/A	> 200	> 200	✔	0.31	28.7	16.9	✔
2	0.30	0.30	0.50	0.18	N/A	N/A	N/A	> 200	> 200	✔	0.53	28.8	16.8	✔
3	0.26	0.26	0.43	0.16	N/A	N/A	N/A	> 200	> 200	✔	0.45	28.6	16.6	✔
4	N/A	N/A	N/A	0.19	N/A	N/A	N/A	> 200	> 200	✔	0.48	28.7	15.7	✔
5	N/A	N/A	N/A	0.78	N/A	N/A	N/A	> 200	> 200	✔	1.03	29.8	16.6	✔

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

TESTED BY

Signature:	S Jones	Position:	QS
Name: (CAPITALS)	STEVEN JONES	Date of testing:	

See previous page for Schedule of Circuit Details