

# ELECTRICAL INSTALLATION CONDITION REPORT

MBL000001013 - Master



<b>A. Details of the Client/Person Ordering the Report</b>		<b>B. Reason for Producing this Report</b>							
Client:	Reedspace Ltd.	Purpose of this report:	To assess the condition of the fixed electrical installation for safe continued use						
Address:	44 Kings Terrace Address2 London County NW1 0JR	Date(s) on which Inspection: and testing was carried out	20/03/2019						
<b>C. Details of the Installation which is the Subject of this Report</b>		Domestic	Commercial	Industrial					
Installation:	Unit 11, The Courtyard	Description of premises:	N/A	<input checked="" type="checkbox"/>	N/A				
Occupier:	Vacant	Other:	N/A						
Address:	Unit 11, The Courtyard Eastern Road Bracknell Berkshire RG12 2XB	Estimated age of wiring system:		17	yrs				
Record of Installation available:	<input checked="" type="checkbox"/>	Records held By:	Bill Reed	Date of previous inspection:	19/03/2013				
<b>D. Extent and Limitations Inspection and Testing</b>		Agreed limitations including the reasons (See regulation 653.2)							
Extent of Electrical Installation covered by this report: Supply arrangements, distribution boards, all final circuits		--See Additional Page--							
Operational Limitations including the reasons (See page No 15 )		Agreed with name BILL REED							
Parts of building inaccessible for inspection & testing due to building materials / waste from building alteration works taking place. --See Additional Page--		This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to July 2018 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. An inspection should be made within an accessible roof space housing other electrical equipment.							
<b>E. Summary of the Condition of the Installation</b>		General condition of the installations (In terms of electrical safety)							
The installation appears to be in good condition. However, it should be re-tested & certified on completion of the building alterations --See Additional Page--		Overall assessment of the installation							
		Satisfactory							
		*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.							
<b>F. Recommendations</b>		Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY , I 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' (code FI). Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken I recommend that the installation is further inspected and tested by 20/03/2024							
<b>G. Declaration</b>		I , being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by My signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.							
Trading Title and address	Matt Browning Limited, 54 Red Rose, Binfield, Bracknell, Berkshire, RG42 5LD	NICEIC Enrolment Number	600807						
		Branch No. (If Applicable)	N/A						
<b>Inspected and tested by:</b>		Name	Matt Browning	Position	Electrical Engineer	Signature	MR	Date	20/03/2019
<b>Report authorised for issue by:</b>		Name	Matt Browning	Position	Electrical Engineer	Signature	MR	Date	12/04/2019
<b>H. Schedule(s)</b>		The attached schedule(s) are part of this document and this report is valid only when they are attached to it.							
11 - 13 (odd)		Schedule(s) of inspection and		12 - 14 (even)		Schedule(s) of test results are attached			

I. Supply Characteristics and Earthing Arrangements				Nature of Supply Parameters		Supply protective device				
Earthing Arrangements		Number and Type of Live Conductors								
TN-S	N/A	a.c.	<input checked="" type="checkbox"/>	d.c.	N/A	Nominal Voltage	$U^{(1)}$	400 V	BS(EN)	
TN-C-S	<input checked="" type="checkbox"/>	1-Phase (2 wire)	N/A	1-Phase (3 wire)	N/A	Nominal Voltage	$U_0^{(1)}$	230 V	1361 Fuse HBC	
TN-C	N/A	2-Phase (3 wire)	N/A	3 Wire	N/A	Nominal frequency	$f^{(1)}$	50 Hz	Type	
TT	N/A	3-Phase (3 wire)	N/A	3-Phase (4 wire)	<input checked="" type="checkbox"/>	Prospective fault current	$I_{pf}^{(2)}$	2.24 kA	2	
IT	N/A	Other	N/A			External loop impedance	$Z_e^{(2)}$	0.12 $\Omega$	Nominal current rating	100 A
Confirmation of supply polarity				<input checked="" type="checkbox"/>		Number of supplies	1		Short circuit capacity	33 kA
						(Note: (1) by enquiry, (2) by enquiry or by measurement)				

J. Particulars of Installation Referred to in the Report			
Means of earthing		Details of installation Earth Electrode (where applicable)	
Distributor's facility	<input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc.)	N/A
Installation earth electrode	N/A	Resistance to Earth	N/A $\Omega$
		Location	N/A
		Method of measurement	N/A

Main Protective Conductors		Tick boxes and enter details as applicable							
Earthing Conductor	Material	Copper	csa	16	mm <sup>2</sup>	Continuity Verified	<input checked="" type="checkbox"/>	Connection Verified	<input checked="" type="checkbox"/>
Main protective bonding conductors	Material	Copper	csa	10	mm <sup>2</sup>	Continuity Verified	<input checked="" type="checkbox"/>	Connection Verified	<input checked="" type="checkbox"/>

Bonding of Incoming Service				Maximum Demand (Load)		
Water installation pipes	<input checked="" type="checkbox"/>	Gas installation pipes	<input checked="" type="checkbox"/>	Structural Steel	N/A	60 Amps
Oil installation pipes	N/A	Lightning protection	N/A	Please State		
Other incoming service(s)				N/A	N/A	Protective measure(s) against electric shock
				ADS		

Main Switch / Switch-Fuse / Circuit-Breaker / RCD								
Location	S.F.1			Current rating	100 A	if RCD main switch Rated residual operation current, $I_{\Delta n}$		
Type BS(EN)	60947-3	No of poles	3	Fuse/Device rating or setting	N/A A		Rated time delay	N/A ms
Supply Conductors material	Copper	Supply Conductors csa	25	Voltage rating	400 V		RCD Operating time at, $I_{\Delta n}$	N/A ms

K. Observations		
Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.		
No remedial action is required.	N/A	The following observations are made <input checked="" type="checkbox"/>
Item No	Observations	Code
1	6.0 Distribution/final circuits 6.18.1 - all socket-outlets with a rated current not exceeding 32 A, unless exempt, Comment: GENERAL USE SOCKET OUTLETS ARE NOT PROVIDED WITH ADDITIONAL PROTECTION BY 30mA RCD CONTRARY TO THE REQUIREMENTS OF BS7671:2018. RCD PROTECTION SHOULD BE PROVIDED OR ALTERNATIVE DOCUMENTED RISK ASSESSMENT REQUIRED FOR ALL SOCKET OUTLETS. (BS7671:2018 411.3.3)	C3
--Observations continue on continuation sheet(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.		
C1 - Danger present. Risk of injury. Immediate remedial action required	<input type="text" value="0"/>	
C2 - Potentially dangerous - urgent remedial action required	<input type="text" value="0"/>	
C3 - Improvement recommended	<input type="text" value="3"/>	
FI - Further investigation required without delay	<input type="text" value="0"/>	

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome	Comments		
<b>1.0</b>	<b>External condition of electrical intake equipment (visual inspection only)</b>													
1.1	Service cable										✓	No		
1.2	Service head										✓	No		
1.3	Earthing arrangement										✓	No		
1.4	Meter tails										✓	No		
1.5	Metering equipment										✓	No		
1.6	Isolator (where present)										N/A	No		
Where inadequacies in intake equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.														
<b>2.0</b>	<b>Presence of adequate arrangements for parallel or switched alternative sources</b>													
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply										N/A	No		
2.2	Adequate arrangements where generating set operates in parallel with the public supply										N/A	No		
2.3	Presence of alternative / additional supply warning notices at the origin of the installation										N/A	No		
<b>3.0</b>	<b>Automatic disconnection of supply</b>													
3.1	Main earthing and bonding arrangements:													
3.1.1	Presence and condition of distributor's earthing arrangement										✓	No		
3.1.2	Presence and condition of earth electrode arrangement										N/A	No		
3.1.3	Adequacy of earthing conductor size										✓	No		
3.1.4	Adequacy of earthing conductor connections										✓	No		
3.1.5	Accessibility of earthing conductor connections										✓	No		
3.1.6	Adequacy of main protective bonding conductor size(s)										✓	No		
3.1.7	Adequacy and location of main protective bonding conductor connections										✓	No		
3.1.8	Accessibility of main protective bonding connections										✓	No		
3.1.9	Accessibility/condition of other protective bonding connections										N/A	No		
3.1.10	Provision of earthing/bonding labels at all appropriate locations										✓	No		
3.2	FELV:													
3.2.1	(FELV) system shall either be a transformer with at least simple separation between windings										N/A	No		
3.2.2	Every plug, socket-outlet, luminaire supporting coupler (LSC), device for connecting a luminaire (DCL) and cable coupler in a FELV system not interchangeable with those of other systems within the premises										N/A	No		
<b>4.0</b>	<b>Other methods of protection (where any of the methods listed below are employed, details should be provided on separate sheets)</b>													
4.1	Non-conducting location										N/A	No		
4.2	Earth-free local equipotential bonding										N/A	No		
4.3	Electrical separation										N/A	No		
4.4	Double insulation										N/A	No		
4.5	Reinforced insulation										N/A	No		
<b>5.0</b>	<b>Distribution equipment</b>													
5.1	Adequacy of working space/accessibility of equipment										✓	No		
5.2	Security of fixing										✓	No		
5.3	Condition of insulation of live parts										✓	No		
5.4	Adequacy/security of barriers										✓	No		
5.5	Condition of enclosure(s) in terms of IP rating										✓	No		
5.6	Condition of enclosure(s) in terms of fire rating										✓	No		
5.7	Enclosure not damaged/deteriorated so as to impair safety										✓	No		
5.8	Presence and effectiveness of obstacles										✓	No		
5.9	Presence of main switch(es), linked where required										✓	No		
5.10	Operation of main switch(es) (functional check)										✓	No		
5.11	Correct identification of circuit protective devices										✓	No		
5.12	Adequacy of protective devices for prospective fault current										✓	No		
5.13	RCD(s) provided for fault protection - includes RCBOs										N/A	No		
5.14	RCD(s) provided for additional protection - includes RCBOs										N/A	No		
5.15	RCD(s) provided for protection against fire - includes RCBOs										N/A	No		
5.16	Manual operation of circuit-breakers and RCDs to prove disconnection										✓	No		
5.17	Confirmation that integral test button/switch causes RCD(S) to trip when operated (functional check)										N/A	No		

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description									Outcome			Comments	
<b>5.0</b>	<b>Distribution equipment (continued)</b>													
5.18	Presence of RCD six-monthly retest notice at or near equipment, where required									N/A			No	
5.19	Presence of diagrams, charts or schedules at or near equipment, where required									✓			No	
5.20	Presence of non-standard (mixed) cable colour warning notices at or near equipment, where required									N/A			No	
5.21	Presence of next inspection recommendation label									✓			No	
5.22	All other required labelling provided									✓			No	
5.23	Compatibility of protective device(s), base(s) and other components									✓			No	
5.24	Single-pole switching or protective devices in line conductors only									✓			No	
5.25	Protection against mechanical damage where cables enter equipment									✓			No	
5.26	Protection against electromagnetic effects where cables enter ferromagnetic enclosures									✓			No	
<b>6.0</b>	<b>Distribution/final circuits</b>													
6.1	Identification of conductors									✓			No	
6.2	Cables correctly supported throughout their length									✓			No	
6.3	Condition of insulation of live parts									✓			No	
6.4	Non-sheathed cables protected by enclosures in conduit, ducting or trunking									✓			No	
6.5	Suitability of containment systems for continued use (including flexible conduit)									✓			No	
6.6	Cables correctly terminated in enclosures (indicate extent of sampling in Section D of report)									✓			No	
6.7	Indication of SPD(s) continued functionality confirmed									N/A			No	
6.8	Adequacy of AFDD(s), where specified									N/A			No	
6.9	Confirmation that conductor connections, including connections to busbars are correctly located in terminals and are tight and secure									✓			No	
6.10	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration									✓			No	
6.11	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation									✓			No	
6.12	Adequacy of protective devices; type and rated current for fault protection									✓			No	
6.13	Presence and adequacy of circuit protective conductors									✓			No	
6.14	Co-ordination between conductors and overload protective devices									✓			No	
6.15	Cable installation methods/practices appropriate to the type and nature of installation and external influences									✓			No	
6.16	Cables where exposed to direct sunlight, of a suitable type or adequately protected against solar radiation									N/A			No	
6.17	Cables adequately protected against damage and abrasion									✓			No	
6.18	Provision of additional protection by an RCD not exceeding 30 mA for:													
6.18.1	- all socket-outlets with a rated current not exceeding 32 A, unless exempt									C3 (see section K)			Yes	
6.18.2	- supplies for mobile equipment with a rated current not exceeding 32 A for use outdoors									C3 (see section K)			Yes	
6.18.3	- cables concealed in walls/partitions at a depth of less than 50 mm									N/A			No	
6.18.4	- cables concealed in walls/partitions containing metal parts regardless of depth									N/A			No	
6.18.5	- circuits supplying luminaires within domestic (household) premises									N/A			No	
	<b>Note:</b> Older installations designed prior to BS 7671: 2018 may not have been provided with RCDs for additional protection.													
6.19	Provision of fire barriers, sealing arrangements and protection against thermal effects									✓			No	
6.20	Band II cables segregated/separated from Band I cables									✓			No	
6.21	Cables segregated/separated from non-electrical services									✓			No	
6.22	Termination of cables at enclosures (identify numbers and locations of items inspected in Section D):													
6.22.1	Connections under no undue strain									✓			No	
6.22.2	No basic insulation of a conductor, visible outside an enclosure									✓			No	
6.22.3	Connections of live conductors adequately enclosed									✓			No	
6.22.4	Adequacy of connection at point of entry to enclosure									✓			No	
6.23	Temperature rating of cable insulation adequate									✓			No	
6.24	Condition of accessories including socket-outlets, switches and joint boxes satisfactory									✓			No	
6.25	Suitability of accessories for external influences									✓			No	
6.26	Single-pole switching or protective devices in line conductors only									✓			No	
6.27	Adequacy of connections, including CPCs, within accessories and to fixed and stationary equipment									C3 (see section K)			Yes	





Board Details		TO BE COMPLETED IN EVERY CASE		ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION	
Location of Distribution Board	G/FLOOR SERVICE CUPBOARD	Supply to distribution board is from:	SubMains(SF.1, 1/TP)		Associated RCD (if any)
Distribution board designation	DB 1	No of phases	3	Nominal Voltage	N/A V
		Overcurrent protective device for the distribution circuit	Type BS(EN)	88-2 Fuse HRC	Rating
				100	A
					BS(EN) N/A
					RCD No of Poles N/A
					RCD Rating N/A mA

Circuit Details															
Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times (s)	Overcurrent protective device					RCD	Maximum permitted Zs (Ω)	
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS(EN)	AFDD	Type	Rating (A)	Short circuit capacity (kA)			Operating current (Δn)
1/L1	G/FLOOR LIGHTING	B	B	9	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
1/L2	G/FLOOR LIGHTING	B	B	6	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
1/L3	F/FLOOR LIGHTING	A	B	4	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
2/L1	G/FLOOR LIGHTING	B	B	5	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
2/L2	F/FLOOR LIGHTING	A	B	10	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
2/L3	F/FLOOR LIGHTING	A	B	6	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
3/L1	G/FLOOR LIGHTING	B	B	8	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
3/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-	
3/L3	F/FLOOR LIGHTING - HIGH LEVEL	A	B	6	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
4/L1	G/FLOOR LIGHTING	B	B	7	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
4/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-	
4/L3	F/FLOOR LIGHTING	A	B	8	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
5/L1	G/FLOOR LIGHTING	B	B	7	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
5/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-	
5/L3	F/FLOOR LIGHTING	A	B	6	1.5	1.5	0.4	60898 MCB		B	10	10	N/A	4.37	
6/L1	G/FLOOR FLOOR BOXES	G	C	4	6	6	0.4	60898 MCB		B	32	10	N/A	1.37	
6/L2	G/FLOOR FLOOR BOXES	G	C	3	6	6	0.4	60898 MCB		B	32	10	N/A	1.37	
6/L3	G/FLOOR FLOOR BOXES	G	C	3	6	6	0.4	60898 MCB		B	32	10	N/A	1.37	
7/L1	G/FLOOR FLOOR BOXES	G	C	3	6	6	0.4	60898 MCB		B	32	10	N/A	1.37	
7/L2	G/FLOOR SOCKETS KITCHEN ETC	B	B	2	2.5	2.5	0.4	60898 MCB		B	32	10	N/A	1.37	
7/L3	FIRE ALARM FCU	B	B	1	2.5	1.5	0.4	60898 MCB		B	6	10	N/A	7.28	
8/L1	SECURITY ALARM FCU	B	B	1	2.5	1.5	0.4	60898 MCB		B	6	10	N/A	7.28	
8/L2	F/FLOOR FLOOR BOXES	G	C	3	6	6	0.4	60898 MCB		B	32	10	N/A	1.37	
8/L3	F/FLOOR FLOOR BOXES	G	C	4	6	6	0.4	60898 MCB		B	32	10	N/A	1.37	

Wiring Code								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

Board Tests

TO BE COMPLETED IN EVERY CASE		TEST INSTRUMENTS (SERIAL NUMBERS) USED	
Correct supply polarity confirmed <input checked="" type="checkbox"/>	Phase sequence confirmed <input checked="" type="checkbox"/>	Earth fault loop impedance	RCD
Supplementary Conductors <input checked="" type="checkbox"/>	(where appropriate)	N/A	N/A
ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION		Insulation resistance	Multi-function
Zs 0.12 Ω	lpf 2.24 kA	N/A	MB009
Operating times of associated RCD (if any) At IΔn N/A ms		Continuity	Other
		N/A	N/A


Details of circuits and/or equipment vulnerable to damage

All circuits may have vulnerable loads connected

Circuit Tests

Circuit number and phase	Circuit Impedances Ω					Insulation resistance					Polarity (✓)	Maximum measured earth fault loop impedance Ω	RCD			Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Test Voltage	Live/Live MΩ	Live/Neutral MΩ	Live/Earth MΩ	Earth/Neutral MΩ			Operating time at IΔn (ms)	Test button operation	AFDD Test button operation	
	r <sub>1</sub> (Line)	r <sub>n</sub> (Neutral)	r <sub>2</sub> (cpc)	(R <sub>1</sub> + R <sub>2</sub> )	(R <sub>2</sub> )											
1/L1	N/A	N/A	N/A	0.93	N/A	500	N/A	LIM	>200	>200	✓	1.07	N/A	N/A		NO
1/L2	N/A	N/A	N/A	0.43	N/A	500	N/A	LIM	>200	>200	✓	0.57	N/A	N/A		NO
1/L3	N/A	N/A	N/A	1.65	N/A	500	N/A	LIM	>200	>200	✓	1.79	N/A	N/A		NO
2/L1	N/A	N/A	N/A	0.47	N/A	500	N/A	LIM	>200	>200	✓	0.61	N/A	N/A		NO
2/L2	N/A	N/A	N/A	0.89	N/A	500	N/A	LIM	>200	>200	✓	1.03	N/A	N/A		NO
2/L3	N/A	N/A	N/A	1.73	N/A	500	N/A	LIM	>200	>200	✓	1.87	N/A	N/A		NO
3/L1	N/A	N/A	N/A	1.07	N/A	500	N/A	LIM	>200	>200	✓	1.21	N/A	N/A		NO
3/L2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3/L3	N/A	N/A	N/A	0.98	N/A	500	N/A	LIM	>200	>200	✓	1.12	N/A	N/A		NO
4/L1	N/A	N/A	N/A	0.45	N/A	500	N/A	LIM	>200	>200	✓	0.59	N/A	N/A		NO
4/L2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4/L3	N/A	N/A	N/A	1.31	N/A	500	N/A	LIM	>200	>200	✓	1.45	N/A	N/A		NO
5/L1	N/A	N/A	N/A	0.59	N/A	500	N/A	LIM	>200	>200	✓	0.74	N/A	N/A		NO
5/L2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5/L3	N/A	N/A	N/A	1.02	N/A	500	N/A	LIM	>200	>200	✓	1.16	N/A	N/A		NO
6/L1	N/A	N/A	N/A	0.09	N/A	500	N/A	LIM	>200	>200	✓	0.23	N/A	N/A		NO
6/L2	N/A	N/A	N/A	0.12	N/A	500	N/A	LIM	>200	>200	✓	0.26	N/A	N/A		NO
6/L3	N/A	N/A	N/A	0.08	N/A	500	N/A	LIM	>200	>200	✓	0.22	N/A	N/A		NO
7/L1	N/A	N/A	N/A	0.08	N/A	500	N/A	LIM	>200	>200	✓	0.22	N/A	N/A		NO
7/L2	0.22	0.22	0.14	0.06	N/A	500	N/A	LIM	>200	>200	✓	0.20	N/A	N/A		NO
7/L3	N/A	N/A	N/A	0.03	N/A	500	N/A	LIM	>200	>200	✓	0.17	N/A	N/A		NO
8/L1	N/A	N/A	N/A	0.02	N/A	500	N/A	LIM	>200	>200	✓	0.16	N/A	N/A		NO
8/L2	N/A	N/A	N/A	0.28	N/A	500	N/A	LIM	>200	>200	✓	0.42	N/A	N/A		NO
8/L3	N/A	N/A	N/A	0.16	N/A	500	N/A	LIM	>200	>200	✓	0.29	N/A	N/A		NO

Tested By

Signature		Position	Electrical Engineer
Name	Matt Browning	Date of testing	20/03/2019



Board Details		TO BE COMPLETED IN EVERY CASE		ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION	
Location of Distribution Board	G/FLOOR SERVICE CUPBOARD	Supply to distribution board is from:	SubMains(SF.1, 1/TP)		Associated RCD (if any)
Distribution board designation	DB 1	No of phases	3	Nominal Voltage	N/A V
		Overcurrent protective device for the distribution circuit	Type BS(EN)		88-2 Fuse HRC Rating 100 A
					BS(EN) N/A RCD No of Poles N/A RCD Rating N/A mA

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times (s)	Overcurrent protective device					RCD Operating current (Δn)	Maximum permitted Zs (Ω)
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS(EN)	AFDD	Type	Rating (A)	Short circuit capacity (kA)		
9/L1	F/FLOOR FLOOR BOXES	G	C	5	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
9/L2	F/FLOOR FLOOR BOXES	G	C	4	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
9/L3	F/FLOOR SOCKETS + SPURS	B	B	9	2.5	2.5	0.4	60898 MCB		B	32	10	N/A	1.37
10/TP	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
11/TP	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
12/TP	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
13/TP	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
14/TP	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
15/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
15/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
15/L3	BELL TX	B	B	1	1.5	1.5	0.4	60898 MCB		B	6	10	N/A	7.28
16/TP	Sub Mains(DB 2)	D	B	1	10	10	5	60898 MCB		C	63	10	N/A	0.35

Wiring Code								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

Board Tests

TO BE COMPLETED IN EVERY CASE		TEST INSTRUMENTS (SERIAL NUMBERS) USED			
Correct supply polarity confirmed <input checked="" type="checkbox"/>	Phase sequence confirmed (where appropriate) <input checked="" type="checkbox"/>	Earth fault loop impedance	N/A	RCD	N/A
Supplementary Conductors <input checked="" type="checkbox"/>		Insulation resistance	N/A	Multi-function	MB009
ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION		Continuity	N/A	Other	N/A
Zs 0.12 Ω	lpf 2.24 kA				
Operating times of associated RCD (if any) At IΔn N/A ms					

Details of circuits and/or equipment vulnerable to damage

All circuits may have vulnerable loads connected

Circuit Tests

Circuit number and phase	Circuit Impedances Ω					Insulation resistance					Polarity (✓)	Maximum measured earth fault loop impedance Ω	RCD			Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Test Voltage	Live/Live MΩ	Live/Neutral MΩ	Live/Earth MΩ	Earth/Neutral MΩ			Operating time at IΔn (ms)	Test button operation	AFDD Test button operation	
	r <sub>1</sub> (Line)	r <sub>n</sub> (Neutral)	r <sub>2</sub> (cpc)	(R <sub>1</sub> + R <sub>2</sub> )	(R <sub>2</sub> )											
9/L1	N/A	N/A	N/A	0.19	N/A	500	N/A	LIM	>200	>200	✓	0.33	N/A	N/A		NO
9/L2	N/A	N/A	N/A	0.26	N/A	500	N/A	LIM	>200	>200	✓	0.40	N/A	N/A		NO
9/L3	0.42	0.42	0.33	0.11	N/A	500	N/A	LIM	>200	>200	✓	0.25	N/A	N/A		NO
10/TP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11/TP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12/TP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13/TP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14/TP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15/L1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15/L2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15/L3	N/A	N/A	N/A	0.03	N/A	500	N/A	LIM	>200	>200	✓	0.17	N/A	N/A		NO
16/TP	N/A	N/A	N/A	0.02	N/A	500	>200	>200	>200	>200	✓	0.16	N/A	N/A		NO

Tested By

Signature		Position	Electrical Engineer
Name	Matt Browning	Date of testing	20/03/2019

Board Details		TO BE COMPLETED IN EVERY CASE	ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION
Location of Distribution Board	G/FLOOR SERVICE CUPBOARD	Supply to distribution board is from:	SubMains(DB 1, 16/TP)
Distribution board designation	DB 2	No of phases	3
		Nominal Voltage	400 V
		Overcurrent protective device for the distribution circuit	
		Type BS(EN)	60898 MCB C
		Rating	63 A
		Associated RCD (if any)	
		BS(EN)	N/A
		RCD No of Poles	N/A
		RCD Rating	N/A mA

Circuit Details														
Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times (s)	Overcurrent protective device					RCD	Maximum permitted Zs (Ω)
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS(EN)	AFDD	Type	Rating (A)	Short circuit capacity (kA)	Operating current (Δn)	
1/L1	G/FLOOR FLOOR BOXES	G	C	4	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
1/L2	G/FLOOR FLOOR BOXES	G	C	2	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
1/L3	G/FLOOR FLOOR BOXES	G	C	3	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
2/L1	G/FLOOR FLOOR BOXES	G	C	3	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
2/L2	F/FLOOR FLOOR BOXES	G	C	3	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
2/L3	F/FLOOR FLOOR BOXES	G	C	4	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
3/L1	F/FLOOR FLOOR BOXES	G	C	3	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
3/L2	F/FLOOR FLOOR BOXES	G	C	4	6	6	0.4	60898 MCB		B	32	10	N/A	1.37
3/L3	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
4/L1	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
4/L2	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
4/L3	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-

Wiring Code								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

Board Tests

TO BE COMPLETED IN EVERY CASE	TEST INSTRUMENTS (SERIAL NUMBERS) USED
Correct supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed (where appropriate) <input checked="" type="checkbox"/> Supplementary Conductors <input checked="" type="checkbox"/>	Earth fault loop impedance <input type="text" value="N/A"/> RCD <input type="text" value="N/A"/> Insulation resistance <input type="text" value="N/A"/> Multi-function <input type="text" value="MB009"/> Continuity <input type="text" value="N/A"/> Other <input type="text" value="N/A"/>
ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION	
Zs <input type="text" value="0.16"/> Ω Ipf <input type="text" value="2.2"/> kA Operating times of associated RCD (if any) At IΔn <input type="text" value="N/A"/> ms	

Details of circuits and/or equipment vulnerable to damage

All circuits may have vulnerable loads connected

Circuit Tests

Circuit number and phase	Circuit Impedances Ω					Insulation resistance					Polarity (✓)	Maximum measured earth fault loop impedance Ω	RCD			Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Test Voltage	Live/ Live MΩ	Live/ Neutral MΩ	Live/ Earth MΩ	Earth/ Neutral MΩ			Operating time at IΔn (ms)	Test button operation	AFDD Test button operation	
	r <sub>1</sub> (Line)	r <sub>n</sub> (Neutral)	r <sub>2</sub> (cpc)	(R <sub>1</sub> + R <sub>2</sub> )	(R <sub>2</sub> )											
1/L1	N/A	N/A	N/A	0.23	N/A	500	N/A	LIM	>200	>200	✓	0.40	N/A	N/A		NO
1/L2	N/A	N/A	N/A	0.21	N/A	500	N/A	LIM	>200	>200	✓	0.38	N/A	N/A		NO
1/L3	N/A	N/A	N/A	0.21	N/A	500	N/A	LIM	>200	>200	✓	0.38	N/A	N/A		NO
2/L1	N/A	N/A	N/A	0.24	N/A	500	N/A	LIM	>200	>200	✓	0.41	N/A	N/A		NO
2/L2	N/A	N/A	N/A	0.32	N/A	500	N/A	LIM	>200	>200	✓	0.49	N/A	N/A		NO
2/L3	N/A	N/A	N/A	0.34	N/A	500	N/A	LIM	>200	>200	✓	0.51	N/A	N/A		NO
3/L1	N/A	N/A	N/A	0.37	N/A	500	N/A	LIM	>200	>200	✓	0.54	N/A	N/A		NO
3/L2	N/A	N/A	N/A	0.30	N/A	500	N/A	LIM	>200	>200	✓	0.47	N/A	N/A		NO
3/L3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4/L1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4/L2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4/L3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Tested By

Signature <input type="text" value="MB"/>	Position <input type="text" value="Electrical Engineer"/>
Name <input type="text" value="Matt Browning"/>	Date of testing <input type="text" value="20/03/2019"/>





**Agreed limitations including the reasons, Continued. from page 1**

ALL ACCESSIBLE SOCKETS WILL BE TESTED, 20% OF ACCESSORIES WILL BE OPENED FOR VISUAL INSPECTION, SOME TESTS MAY BE OMITTED OR VARIED TO AVOID DAMAGE TO VULNERABLE EQUIPMENT (EG. INSULATION RESISTANCE TESTED L+N>E). HVAC CONTROL WIRING, SECURITY, FIRE, EMERGENCY LIGHTING, DATA, AND ACCESS CONTROL SYSTEMS NOT TESTED.

**Operational Limitations including the reasons, Continued. from page 1**

Some floor boxes not connected to track at time of inspection - live floor boxes tested only.  
The electrical installation should be tested and certified on completion of the building alteration works by an approved contractor, prior to occupation by new tenant.

**General condition of the installations (In terms of electrical safety), Continued. from page 1**

Due to the building alteration work taking place at the time of our inspection, the electrical alterations should be tested and certified on completion of the building alteration works by an approved contractor in accordance with BS7671 2018, prior to occupation by new tenant.

The installation appears to be in good condition. However, due to the age of the installation, additional protection by 30mA RCD is not provided to socket outlets contrary to current standards (BS7671:2018). Improvement recommended.

Observations Continued from Page 2

Item No	Description	Code
2	6.0 Distribution/final circuits 6.18.2 - supplies for mobile equipment with a rated current not exceeding 32 A for use outdoors, Comment: USE OF INTERNAL FLOORBOX SOCKETS FOR PORTABLE EQUIPMENT OUTDOORS IS NOT LIKELY IN THIS ENVIRONMENT. HOWEVER, INTERNAL SOCKETS ARE NOT PROVIDED WITH ADDITIONAL PROTECTION BY 30mA RCD CONTRARY TO THE REQUIREMENTS OF BS7671:2018. RCD PROTECTION SHOULD BE PROVIDED OR ALTERNATIVE DOCUMENTED RISK ASSESMENT REQUIRED FOR ALL SOCKET OUTLETS. (BS7671:2018 411.3.3)	C3
3	6.0 Distribution/final circuits 6.27 Adequacy of connections, including CPCs, within accessories and to fixed and stationary equipment, Comment: SWA GLAND BANJO'S MISSING BOLTS & FLYLEAD CONNECTIONS, HOWVER GLANDS TIGHT AND EARTH CONTINUITY RESULTS SATISFACTORY	C3

Code Key

- C1 - Danger present. Risk of injury. Immediate remedial action required
- C2 - Potentially dangerous - urgent remedial action required
- C3 - Improvement recommended
- FI - Further investigation required without delay



**CONDITION REPORT GUIDANCE FOR RECIPIENTS**  
(to be appended to the Report)

**This Report is an important and valuable document which should be retained for future reference.**

1. The purpose of this 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 a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six-monthly. **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 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 skilled person or persons competent in electrical installation work 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 skilled person or persons competent in electrical installation work 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 (code F1) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. 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 skilled person or persons, competent in such work. 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.