



NAPIT *Electrical Installation* Condition Report

Requirements for Electrical Installations –
BS 7671:2008 incorporating Amendment No.1, 2011
[IET Wiring Regulations 17th Edition]

HEICR116790287

Page 1 of 3

A Details of the installation

Client PLJ Properties
Address 16
Castleton Grove
Jesmond
Newcastle upon Tyne
Postcode NE2 2HD

Installation (If different from client) N/A
Address 16 Grosvenor Gardens
Jesmond
Newcastle upon Tyne
Postcode N/A

B Reason for producing this report This form to be used only for reporting on the condition of an existing installation.

Landlord request, previous periodic inspection report has expired.

Date(s) on which the inspection and testing were carried out 28 / 1 / 2013 to 28 / 1 / 2013

C Details of the installation which is the subject of this report

Description of premises Domestic ☐ Commercial ☐ Industrial ☐ Other (please state) Rented accommodation

Estimated age of the wiring system 10 years

Evidence of alterations or addition ☐ Yes ☐ No ☒ Not apparent If 'Yes', estimated years

Records of installation available ☒ Yes ☐ No Records held by Client

Date of last inspection 18 / 1 / 2008 Electrical Installation Certificate No. or previous Inspection Report No. DPN3/1599765

D Extent and limitations of inspection and testing

Extent of electrical installation covered by this report:

Complete test and inspection at consumer unit, R1&R2 only carried out in ring final circuits. Approx 20% of fixtures and fittings inspected.

Agreed limitations (See Regulations 634.2) Agreed with: Client

Operational limitations including the reasons (see page no of) N/A

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2008 (IET Wiring Regulations), amended to 2011 (date)

It should be noted that cables concealed within the trunkings 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.

E Summary of the condition of the installation

General conditions of the Installation (in terms of safety)

Satisfactory

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY ☒ UNSATISFACTORY* ☐

* An UNSATISFACTORY assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified

F Recommendations

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I / we 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'. Observations classified as 'Improvement recommended' (Code C3) should be given due consideration. Subject to the necessary remedial action being taken, I / we recommend that the installation is further inspected and tested by 28 / 1 / 2018 (date)

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 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 the 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.

Company	DJ Electrical Services	Inspected and tested by	Authorised for issue by
Membership No.	11679	Name:	David Mullen
Address	11A Catherine Street	Signature:	David Mullen
	Hartlepool	Position:	Proprietor
Postcode	TS24 0QB	Date:	28/01/2013

H Schedule(s)

N/A schedule(s) of inspection and 1 schedule(s) of test results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

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Guidance for recipients

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

1. The purpose of this condition 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 residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested quarterly. **For safety reasons it is important that these instructions are 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 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 competent person 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 competent person 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 the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. 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 competent person. 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.



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HEICR116790287

Page 2 of 3

Supply characteristics and earthing arrangements

Earthing Arrangements TN-S ☐ TN-C-S ☒ TT ☐ Other ☐ Please specify: N/A

Number & type of live conductors a.c. ☒ d.c. ☐ No. of phases 1 No. of wires 2

Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement)

Nominal voltage, U/U_o (1) 230 v Nominal frequency, f (1) 50 Hz Confirmation of supply polarity No

Prospective fault current, I_{pf} (2) 1.42 kA External loop impedance, Z_e (2) 0.16 Ω

Supply Protective Device BS 1361 Type Type 2 Nominal Current Rating 60 A

Other Sources of Supply (as detailed in attached schedule) ☐

Particulars of installation referred to in this report

Means of Earthing Distributor's facility ☒ Installation earth electrode ☐

Details of Installation earth electrode (where applicable) Type (e.g. rod(s), tape etc) N/A

Location N/A Electrode resistance to earth N/A Ω

Main Protective Conductors	Material	Csa (mm ²)	Verified	Csa (mm ²)	Verified
Earthing Conductor	Copper	16	<input checked="" type="checkbox"/>	Water 10	<input checked="" type="checkbox"/>
Protective Bonding Conductor	Copper	10	<input checked="" type="checkbox"/>	Gas 10	<input checked="" type="checkbox"/>
Other	N/A	N/A	<input type="checkbox"/>	Oil N/A	<input type="checkbox"/>

Main Switch / Switch-Fuse/ Circuit Breaker / RCD

Location Front door BS (EN) 60947-3 No. of Poles 2

Current rating 100 A Fuse/device rating or setting 80 A Voltage rating 230 V

If RCD main switch: Rated residual operating current I_{Δn} = 30 mA Rated time delay N/A ms (at I_{Δn})

Measured operating time at I_{Δn} = 38 ms

Observations

Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D.

☒ No remedial work required OR ☐ The following observations are made

Explanation of codes

C1. Danger present. Risk of injury. Immediate remedial action required.

C2. Potentially dangerous. Urgent remedial action required.

C3. Improvement recommended.

Item No.	Observations	Code	Further investigation required yes/no

One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

Note: For additional report pages use the continuation report form with the relevant serial number and page numbers detailed on each page.

Immediate remedial work recommended for items

N/A

Urgent remedial work recommended for items

N/A

Improvement(s) recommended for items

N/A

NAPIT *Electrical Test Schedule*

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Please complete all the unshaded areas.

HEICR116790287

Page 3 of 3

Client N/A		Installation address N/A 16 Grosvenor Gardens Jesmond Newcastle upon Tyne N/A						Postcode N/A													
Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation								Test instrument serial number(s)											
Location of distribution board	Front door	Supply to distribution board is from N/A				Characteristics at this distribution board				Associated RCD (if any): BS (EN)	N/A	Earth fault loop imped.	0810083197								
Distribution board designation	N/A	Overcurrent protective device for the distribution circuit:	No. of phases	N/A	Nominal Voltage	N/A	V	Z _e	N/A	Ω	Operating times of	At I _{a,n}	N/A	ms	RCD No of Poles	N/A	I _{Δn}	N/A	mA	Insulation resistance	0810083197
Number of ways	9	Type BS(EN)	N/A	Rating	N/A	A	I _{p1}	N/A	kA	associated RCD (if any)	at 5 I _{a,n}	N/A	ms	Continuity RCD	0810083197					0810083197	

[illegible]

Details of circuits and/or installed equipment vulnerable to damage when testing

See attached sheets page(s) 3 of 3

Tested by: Name (capital letters) David Mullen

Signature *David Mullen*

Position Proprietor

Date(s) 29 / 1 / 2013

This form is based on the requirements of Appendix 6 of BS 7671
 NAPIT Administration Centre, 4th Floor, Mill 3, Pleasley Vale Business Park, Mansfield, Nottinghamshire NG19 8RL

NA/ETS/001 (V1)