



NAPIT Electrical Installation Condition Report

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

NA/ 1 1 6 7 9 0 0 1 1 9

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A Details of the installation

Client **PLS PROPERTIES**
Address **16 CASTLETON GROVE
JESMOND
NEWCASTLE UPON TYNE**
Postcode **NEL 2 HD**

Installation (if different from client)
Address **32 HIGHBURY
NEWCASTLE UPON TYNE**
Postcode **NEL 3 EA**

B Reason for producing this report

This form to be used only for reporting on the condition of an existing installation.

LANDLORD REQUEST, PREVIOUS REPORT DUE TO EXPIRE

Date(s) on which the inspection and testing were carried out **4/7/14** to **4/7/14**

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

Description of premises Domestic Commercial Industrial Other (please state) _____
Estimated age of the wiring system **15** years
Evidence of alterations or addition Yes No Not apparent If 'Yes', estimated _____ years
Records of installation available Yes No Records held by _____
Date of last inspection **18/6/09** Electrical Installation Certificate No. or previous Inspection Report No. **NA/AR 216305**

D Extent and limitations of inspection and testing

Extent of electrical installation covered by this report:

All readily accessible sockets found were tested. Approx 20% of accessories were removed for inspection. R1 + R2 tests were only carried out on ring circuits. A full inspection was carried out at the consumer unit with a group insulation test of phase and neutral to earth.

Agreed limitations (See Regulations 634.2) Agreed with: **Client**
Operational limitations including the reasons (see page no. _____ of _____)

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)
GOOD CONDITION

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 **4/7/14** (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	Inspected and tested by	Authorised for issue by
DJ Electrical Services	David Mullen	David Mullen
Membership No. 11679	Name: David Mullen	Name: David Mullen
Address 39 Broomhill Gardens	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Hartlepool	Position: Proprietor	Position: Proprietor
Postcode TS26 0JP	Date: 4/7/14	Date: 4/7/14

H Schedule(s)

_____ schedule(s) of inspection and _____ 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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I Supply characteristics and earthing arrangements

Earthing Arrangements TN-S TN-C-S TT Other Please specify: _____

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

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

Nominal voltage, U/U₀(°) 230 v Nominal frequency, f(°) 50 Hz Confirmation of supply polarity Yes

Prospective fault current, I_{pf}(°) 1.55 kA External loop impedance, Z_e(°) 0.14 Ω

Supply Protective Device BS 88 Type II Nominal Current Rating 80 A

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

J 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) _____

Location _____ Electrode resistance to earth _____ Ω

Main Protective Conductors Material Csa (mm²) Verified Csa (mm²) Verified

Earthing Conductor Copper 16 Water 10

Protective Bonding Conductor _____ Gas 10

Other _____ Oil _____

Main Switch / Switch-Fuse / Circuit Breaker / RCD

Location UNXLSMMS BS (EN) 61008 No. of Poles 2

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

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

Measured operating time at I_{Δn} = 21 ms

K 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 _____

Urgent remedial work recommended for items _____

Improvement(s) recommended for items _____

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NAPIT Electrical Installation Continuation Observation Sheet

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K 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.

Immediate remedial work required for items
Urgent remedial work required for items
Improvement(s) recommended for items

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Condition Report Inspection Schedule for Domestic and Similar Premises with up to 100A Supply

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

Only for the reporting on the condition of an existing installation.

Note: This form is suitable for many types of smaller installation not exclusively domestic.

A Schedule of Inspections Outcomes

Acceptable condition:	✓	Unacceptable condition:	State C1 or C2	Improvement recommended:	C3	Not verified:	NV	Limitation:	Lim	Not applicable:	NA
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(In the Outcome column use the codes above. Provide additional comment where appropriate. C1/C2 and C3 coded items to be recorded in section K of the condition report)

Item No.	Description	Outcome	Further investigation required yes/no
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT		
1.1	Service cable condition	✓	NO ↓
1.2	Condition of service head	✓	
1.3	Condition of tails Distributor	✓	
1.4	Condition of tails Consumer	✓	
1.5	Condition of metering equipment	✓	
1.6	Condition of isolator (where present)	✓	
2.0	Presence of adequate arrangements for – other sources such as microgenerators (551.6; 551.7)		
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓	NO ↓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	NA	
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)	✓	
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓	
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓	
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓	
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓	
3.8	Accessibility and condition of all protective bonding connections (543.3.2)	✓	
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.1.2; 513.1)	✓	NO ↓
4.2	Security of fixing (134.1.1)	✓	
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓	
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)	LM	
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2 [iii])	✓	
4.6	Presence of linked main switch (as required by 537.1.2 ; 537.1.4)	✓	
4.7	Operation of main switch (functional check) (612.13.2)	✓	
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)	✓	
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓	
4.10	Presence of RCD retest notice present at or near consumer unit / distribution board (514.12.2)	✓	
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14.1)	✓	
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15.1)	NA	
4.13	Presence of other required labelling (Please specify) (514)	NA	
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing and overheating) (421.1.3)	✓	
4.15	Single-pole protective devices in line conductor only (132.14.1, 530.3.2)	✓	
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	✓	

Inspector's Name **DAVID MULLEN**
Date **4/7/14**

Signature *David Mullen*

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Schedule of Inspections

Outcomes

Acceptable condition:	✓	Unacceptable condition:	State C1 or C2	Improvement recommended:	C3	Not verified:	NV	Limitation:	Lim	Not applicable:	NA
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(In the Outcome column use the codes above. Provide additional comment where appropriate. C1/C2 and C3 coded items to be recorded in section K of the condition report)

Item No.	Description	Outcome	Further investigation required yes/no
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	Lim	
4.18	RCD(s) provided for fault protection – includes RCBOs(411.4.9; 411.5.2 -;Section 531)	✓	
4.19	Selection and operation (612.10) 612.13.2) of RCD(s) provided for additional protection – includes RCBOs (411.3.3; 415.1)	✓	
5.0 FINAL CIRCUITS			
5.1	Identification of conductors (514.3.1)	✓	
5.2	Cables correctly supported throughout their run (522.8.5)	Lim	
5.3	Condition of insulation of live parts (416.1)	✓	
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) To include the integrity of conduit and trunking systems (metallic and plastic)	NA	
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of the installation (Section 523)	✓	
5.6	Co-ordination between conductors and overload protective devices (433.1; 533.2.1)	✓	
5.7	Adequacy of protective devices; type and rated current for fault protection (411.3)	✓	
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓	
5.10	Concealed cables installed in prescribed zones (see extent and limitations) (522.6.101)	Lim	
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see extent and limitations) (522.6.101; 522.6.103)	NA	
5.12	Provision of additional protection by RCD not exceeding 30mA		
	for all socket-outlets of rating 20 A or less provided for use by ordinary persons unless exempt (Regulation 411.3.3)	✓	
	used to supply mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓	
	for cables concealed in walls or partitions (522.6.102; 522.6.103)	✓	
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	✓	
5.14	Band II cables segregated / separated from Band I cables (528.1)	Lim	
5.15	Cables segregated / separated from communications cabling (528.2)	Lim	
5.16	5.16 Cables segregated/separated from non-electrical services (528.3)	Lim	
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D of the report		
	Connections soundly made and under no undue strain (526.6)	✓	
	No basic insulation of a conductor visible outside enclosure (526.8)	✓	
	Connections of live conductors adequately enclosed (526.5)	✓	
	Adequately connected at point of entry to enclosure (glands, bushes etc...) (522.8.5)	✓	
5.18	Condition of accessories including socket-outlets, switches and joint boxes (134.1.1; 621.2 [iii])	✓	
5.19	Suitability of accessories for external influences (512.2)	✓	
Inspector's Name DAVID MULLER		Signature <i>D Muller</i>	
Date 4/7/14			

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Outcomes

Acceptable condition:	✓	Unacceptable condition:	State C1 or C2	Improvement recommended:	C3	Not verified:	NV	Limitation:	Lim	Not applicable:	NA
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(In the Outcome column use the codes above. Provide additional comment where appropriate. C1/C2 and C3 coded items to be recorded in section K of the condition report)

Item No.	Description	Outcome	Further investigation required yes/no
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER		
6.1	Additional protection for all low voltage (LV) circuits by RCD(s) not exceeding 30 mA (701.411.3.3)	✓	no
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	✓	↓
6.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535 (701.512.3)	NA	
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	✓	
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	✓	
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓	
6.7	Suitability of equipment for installation in a particular zone (701.512.3)	✓	
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓	
7.0	OTHER SPECIAL INSTALLATIONS OR LOCATIONS		
7.1	List all other special installations or locations present, if any. (Record the results of particular inspections applied separately)	NA	

Schedule of Tests

Results to be recorded on Schedule of Test Results

- | | |
|---|--|
| <ul style="list-style-type: none"> ✓ External earth loop impedance, Ze ✓ Installation earth electrode ✓ Prospective fault current I_{pf} ✓ Continuity of Earth Conductors ✓ Continuity of Circuit Protective Conductors ✓ Continuity of Protective Bonding Conductors ✓ Volt drop verified | <ul style="list-style-type: none"> ✓ Insulation Resistance between Live conductors ✓ Insulation Resistance between Live conductors & Earth ✓ Polarity (prior to energisation) ✓ Polarity (after energisation) including phase sequence ✓ Earth fault loop impedance ✓ RCDs / RCBOs including discrimination ✓ Functional testing of devices |
|---|--|

(insert ✓, Lim or NA)

Inspector's Name **David Mullen**
Date **4/7/14**

Signature



NAPIT Electrical Test Schedule

Requirements for Electrical Installations - BS 7671:2008 incorporating Amendment No.2, 2013
 [IET Wiring Regulations 17th Edition]

Please complete all the unshaded areas.

Client **PLS PROPERTIES** Installation address **32 HIGHBURY, NEWCASTLE UPON TYNE** Postcode **NE236A**

Location of distribution board **UNDER STAIRS**

Distribution board designation **LIGHTING + POWER**

Number of ways **12**

Type BS (EN) **A** Rating **A**

Supply polarity confirmed **Phase sequence confirmed**

Nominal Voltage **V**

No. of phases **3**

Overcurrent protective device for the distribution circuit: **Type BS (EN) A Rating A**

Operating times of RCD (if any): **BS (EN)**

Associated RCD **I_{Δn}**

Characteristics at this distribution board

Test instrument aerial number(s)

EICK

1167900119
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Circuit No. and phase	Circuit designation	Circuit conductors			No. of points served	Ref. method	Overcurrent protective devices			BS 7671 Max. permitted I _{Δn} (mA)	RCD operating current I _{Δn} (mA)	Circuit impedance Ω			Insulation resistance (Record lower reading)			RCD testing	
		Live (mm ²)	CPC (mm ²)	Max. disconnection time (BS:7671) (s)			BSEN Number	Type	Rating (A)			pic (KA)	Ring final circuits only (measured end to end)	t ₁	t ₂	t ₂	Live / Live (MΩ)	Live / Earth (MΩ)	Polarity checked (✓)
1	STAIRS LIFT	10	4	5	60898	C	60	10	30	0.46	0.114	7100	>100	✓	0.28	21	9	✓	
2	KITCHEN RINGS MAIN	2.5	1.5	4	61009	B	32	10	30	1.15	0.50	>100	>100	✓	0.41	21	9	✓	
3	GRND FLOOR SOCKETS	2.5	1.5	4	60898	B	32	10	30	1.15	0.61	>100	>100	✓	0.49	21	9	✓	
4	1st FLOOR SOCKETS	2.5	1.5	4	60898	B	32	10	30	1.15	0.96	>100	>100	✓	0.77	21	9	✓	
5	BOILER	1.5	1	5	60898	B	16	10	30	2.29	0.30	>100	>100	✓	0.44	21	9	✓	
6	1st FLOOR LIGHTS	1.5	1	5	60898	B	6	10	30	6.13	1.21	>100	>100	✓	1.35	21	9	✓	
7	GRND FLOOR LIGHTS	1.5	1	5	60898	B	6	10	30	6.13	0.40	>100	>100	✓	0.54	21	9	✓	
8	SMOKE DETECTORS	1.5	1	5	60898	B	6	10	30	6.13	1.01	>100	>100	✓	1.15	21	9	✓	
9	ALARM	1.5	1	5	60898	C	6	10	30	6.13	0.1	>100	>100	✓	0.24	21	9	✓	
10	COOKER	2.5	1.5	5	60898	B	16	10	30	2.29	0.20	>100	>100	✓	0.34	21	9	✓	
11	TV BOOSTER	2.5	1.5	5	60898	B	16	10	30	2.29	0.09	>100	>100	✓	0.25	21	9	✓	
12	LIVING ROOM LIGHTS	1.5	1	5	60898	B	10	10	30	6.13	0.14	>100	>100	✓	0.28	21	9	✓	

CIRCUIT DETAILS

TEST RESULTS

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

See attached sheets page(s)

of

Wiring Types: 1=PVC/PVC 2=Single Insulated in Conduit or Trunking 3=Mineral Insulated 4=SWA/XPLE 5=FP200 6=Other =

Tested by: Name (capital letters) **DAVID MULLEN**

Signature **[Signature]**

Position **REGISTERED**

Date(s) **4/7/14**