

Partial (only) Remedial Work Required Following Condition Report

Install of isolation point for floor heating
Identification of points where required
Fusing of points
Enclosure of exposed wiring
Retermination of required points
Cable/enclosures
Termination equipment
Removal of waste

Labour**400.00****Materials****150.00**

Quote is non inclusive of investigation of possible works in relation to supply characteristics and re-instating of DB's and/or Isolators

OTHER COMMENTS

1. Payment will be taken upon completion of the Job via Invoice
2. If quote is satisfactory please sign below and return
3. Quote valid for 60 days in relation to possible change in material costs

*

Print Name

SUBTOTAL	£	550.00
VAT	£	110.00
DEPOSIT PAID	£	-
TOTAL	£	660.00
TOTAL DUE	£	660.00

Remedial Work Required Following Condition Report

Upgrade of eco 7 DB
Upgrade of 2x circuits to RCD protection
Install of isolation point for floor heating
Identification of points where required
Fusing of points
Enclosure of exposed wiring
Investigation of supply wiring and condition of main isolator and repair
Retermination of required points
Cable/enclosures
Termination equipment
Removal of waste

Further works may be possible in relation to further Investagion fields of work

OTHER COMMENTS

1. Payment will be taken upon completion of the Job via Invoice
2. If quote is satisfactory please sign below and return
3. Quote valid for 60 days in relation to possible change in material costs

*

SUBTOTAL	£	1,750.00
VAT	£	350.00
DEPOSIT PAID	£	-
TOTAL	£	2,100.00
TOTAL DUE	£	2,100.00

B. REASON FOR PRODUCING THIS REPORT

New Tenancy

Date(s) inspection and testing carried out:

04/09/2017

C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier: Tenant

Address: Flat 2 Grove Lodge 14 Church Road Kingston KT1 4AL

Description of premises: ☒ Domestic ☐ N/A Commercial ☐ N/A Industrial ☐ N/A Other, please specify: Estimated age of the wiring system Years Evidence of additions or alterations ☒ Yes ☐ N/A No ☐ N/A Not apparentInstallation records available? (Regulation 621.1) Yes ☐ N/A No ☒ Date of last inspection If yes, estimated age years Alternative source of supply (as described in attached schedule if applicable) **D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING**

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2008 as amended

Extent of the electrical installation covered by this report 100% where able on wiring and visual

Agreed limitations including the reasons, see Regulations 634.2

See in report - Lim

Limitations agreed with

N/A

Position (if applicable)

N/A

Operational limitations including the reasons

No loft space and behind fixed units. Concealed joints. Under floors.

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 accessible roof space housing other electrical equipment.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety)

Potential danger present

Overall assessment of the installation in terms of its suitability for continued use:

UNSATISFACTORY

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

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

Schedule(s) of test results attached

Earthing Arrangements(s)		Number and Type of Live Conductors			Nature of Supply Parameters			Characteristics of Primary Over current Protective Device(s)		
✓	TN-S	✓	AC	N/A	DC	Nominal voltage U (0)	230	Volts	BS (EN)	BS 1361
N/A	TN-C-S	✓	1 phase (2 wire)	N/A	2 wire	Nominal frequency f (1)	50	Hz	Type	Fuse HBC - Type 2
N/A	TT	N/A	2 phase (3 wire)	N/A	1 phase (3 wire)	PFC Ipf (1,2)	1.09	kA	Rated current	100
N/A	IT	N/A	3 phase (3 wire)	N/A	3 phase (4 wire)	External loop impedance	0.21	Ω	Short circuit capacity	33
N/A	TN-C	N/A	3 phase (3 wire)	N/A	3 phase (4 wire)	Other				
						Note: (1) by enquiry (2) by enquiry or by measurement			Confirmation of Supply Polarity <div>✓</div>	

Means of earthing		<input checked="" type="checkbox"/>	Distributor's facility	Type	N/A	Resistance to earth	N/A	Ω	
		N/A	Installation earth electrode	Location of the earth electrode (Where applicable)		N/A			
MAIN PROTECTIVE CONDUCTORS (to extraneous conductive parts)									
Earthing Conductor		Main protective bonding conductor		Main Bonding		MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD			
Conductor Material	Copper	Conductor Material	Copper	<input checked="" type="checkbox"/> Water installation pipes	<input type="checkbox"/> N/A Structural steel	Type BS (EN)	60947-3	Voltage rating	240 V
Conductor Csa mm ²	16	Conductor Csa mm ²	16	<input type="checkbox"/> N/A Gas installation pipes	<input type="checkbox"/> N/A Other (specify)	No of poles	2	Current Rating	100 A
Connection/ continuity verified <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Connection/ continuity verified <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A Cii installation pipes		Supply Conductor	Copper	*Rated time delay	ms
						Conductor csa mm ²	16	*Rated RCD Operating current	N/A mA
								*RCD Operating time	N/A ms
						* If RCD main switch			

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and Limitations of the inspection and testing section

The following observations are made

N/A	Additional observations	Additional notes/observations attached or to follow ref: N/A
<p>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.</p>		
<p>C1 – Danger present. Risk of injury. Immediate remedial action required</p>		
<p>C2 – Potentially dangerous – urgent remedial action required</p>		
<p>C3 – Improvement recommended</p>		
<p>F1 – Further investigation required without delay</p>		

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

OUTCOMES:		Acceptable Condition ✓	Unacceptable condition – state C1 or C2	Improvement recommended – state C3	Not Verified: NV	Further investigation: FI	Limitation: LIM	Not Applicable: N/A
ITEM	DESCRIPTION						OUTCOME <small>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</small>	
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT							
1.1	Condition of service cable						✓	
1.2	Condition of service head						✓	
1.3	Condition of distributor's earthing arrangement						✓	
1.4	Condition of meter tails - Distributor/Consumer						FI	
1.5	Condition of metering equipment						✓	
1.6	Condition of isolator (where present)						C2	
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)						N/A	
3.0	EARTHING AND BONDING ARRANGEMENTS (411.3, Chapter 54)							
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)						✓	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)						N/A	
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13)						✓	
3.4	Adequacy of earthing conductor size (542.3, 543.1.1)						✓	
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)						FI	
3.6	Adequacy 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 other protective bonding connections (543.3.2)						C3	
4.0	CONSUMER UNIT OR DISTRIBUTION BOARD							
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)						✓	
4.2	Security of fixing (134.1.1)						✓	
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)						C3	
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)						C3	
4.5	Enclosure not damaged or deteriorated so as to impair safety (621.2 iii)						✓	
4.6	Presence of main linked switch (as required by 537.1.4)						N/A	
4.7	Operation of main switch - functional check (612.13.2)						✓	
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (537.2.2.2)						✓	
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)						C3	
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)						C3	
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)						C3	
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)						C3	
4.13	Presence of other required labelling (please specify) *** (Section 514)						C3	
*** Danger warning Mixed colour codes Tested labelling								

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ITEM	DESCRIPTION						OUTCOME <small>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</small>	
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)						✓	
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)						✓	
4.16	Protection against mechanical damage where cables enter the consumer unit or distribution board (522.8.1, 522.8.11)						✓	
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)						N/A	
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)						C3	
4.19	RCD(s) provided for additional protection – includes RCBOs (411.3.3; 415.1)						C3	
4.20	Confirmation of indication that SPD is functional (534.2.8)						N/A	
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)						✓	
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)						N/A	
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)						N/A	
5.0	FINAL CIRCUITS							
5.1	Identification of conductors (514.3.1)						C3	
5.2	Cables correctly supported throughout their run (522.8.5)						C2	
5.3	Condition of the insulation of live parts (416.1)						FI	
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)						N/A	
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)						✓	
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)						C2	
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)						C2	
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)						LIM	
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)						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 Section D. Extent and limitations) (522.6.101; 522.6.103)						LIM	
5.12	Provision of additional protection by RCD not exceeding 30 mA							
*	For all socket outlets of a rating of 20 A or less provided for use by ordinary persons unless exempt (411.3.3)						✓	
*	Used to supply mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)						N/A	
*	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)						C3	
*	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)						C3	
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)						LIM	
5.14	Band II cables segregated or separated from Band I cables (528.1)						N/A	
5.15	Cables segregated or separated from communication cabling (528.2)						N/A	
5.16	Cables segregated or separated from non-electrical services (528.3)						LIM	

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OUTCOMES:		Acceptable Condition ✓	Unacceptable condition – state C1 or C2	Improvement recommended – state C3	Not Verified: NV	Further investigation: FI	Limitation: LIM	Not Applicable: N/A
ITEM	DESCRIPTION						OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)	
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)							
*	Connections soundly made and under no undue strain (526.6)						✓	
*	No basic insulation of a conductor visible outside enclosure (526.8)						C2	
*	Connections of live conductors adequately enclosed (526.5)						✓	
*	Adequately connected at the point of entry to enclosure (glands, bushes etc) (522.8.5)						C3	
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))						C2	
5.19	Suitability of accessories for external influences (512.2)						✓	
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)						✓	
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)						✓	
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER							
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)						✓	
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)						N/A	
6.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535 (701.512.3)						N/A	
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)						N/A	
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 PART 7 SPECIAL INSTALLATIONS OR LOCATIONS							
7.1	List all other special installations or locations present, if any (*Record separately the results of particular inspections applied)						N/A	

*Special installations or locations present, if any. Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks