Date	28/11/2017	Certificate Serial No/Ref:	6591457

Franklin Electrical
ELECTRICAL INSTALLATION CONDITION REPORT

(Requirements for Electrical Installations – BS 7671 IET Wiring Regulations)

A. DETAILS OF THE CLIENT OR PERSON ORDERING THE WORK

Name:	Jim Skelton
Address:	100 Birchfields Road Manchester M14 6PH

B. REASON FOR PRODUCING THIS REPORT

Lapse of time

Date(s) inspection and testing carried out: 29-11-2017

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

Occupier: HMO

Address: 62 Finchley Rd Manchester M146EW

Description of premises: ✓ Domestic | N/A Commercial | N/A Industrial | N/A Other, please specify : HMO

Estimated age of the wiring system 10+ **Years** | Evidence of additions or alterations ✓ Yes | N/A No | N/A Not apparent

Installation records available? (Regulation 621.1) Yes ✓ | No N/A | Date of last inspection 14/2/11 | If yes, estimated age 5 years | Alternative source of supply (as described in attached schedule if applicable) N/A

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: Whole electrical installation

Agreed limitations including the reasons, see Regulations 634.2

20% of accessories removed for visual inspection

Limitations agreed with N/A | Position (if applicable) N/A

Operational limitations including the reasons: No ir test between phase & neutral

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)

Satisfactory condition for continued use

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

SATISFACTORY

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 on page 1 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' (FI) 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: 29/11/2022

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) 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.

INSPECTED AND TESTED BY:

Name (CAPITALS)	Neil Franklin
Signature	
Position	Electrician
Date	29/11/2017
Contact	Tel **07969285192** Email **neilfranklin79@hotmail.com** Web

REPORT AUTHORISED FOR ISSUE BY:

Contractor	**Franklin Electrical**
Address	10 Buckland Grove Gee Cross Hyde Sk145su
Name	Neil Franklin
Signature	
ENROLMENT NO (If applicable)	14420
Date	29/11/2017

H. SCHEDULES

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

N/A **Schedule(s) of inspection and**

N/A **Schedule(s) of test results attached**

I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arangements(s)

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

Number and Type of Live Conductors

✓	AC			N/A	DC
✓	**1 phase** (2 wire)			N/A	2 wire
N/A	**2 phase** (3 wire)	N/A	**1 phase** (3 wire)	N/A	3 wire
N/A	**3 phase** (3 wire)	N/A	**3 phase** (4 wire)	N/A	Other

Nature of Supply Parameters

Nominal voltage **U (o)**	230	**Volts**
Nominal frequency **f (1)**	50	**Hz**
PFC **Ipf (1,2)**	1.23	**kA**
External loop impedance	0.19	**Ω**

Note:
(1) by enquiry
(2) by enquiry or by measurement

Characteristics of Primary Over current Protective Device(s)

BS (EN)	BS 1361
Type	Fuse HBC - Type 2
Rated current	100
Short circuit capacity	33

Confirmation of Supply Polarity ✓

J. PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing	✓	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**	
Conductor Material	Copper	Conductor Material	Copper
Conductor Csa mm^2	16	Conductor Csa mm^2	10
Connection/ continuity verified	✓	Connection/ continuity verified	✓

Main Bonding

✓	Water installation pipes	N/A	Structural steel
✓	Gas installation pipes	N/A	Other (specify)
N/A	Oil installation pipes		

MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD

Type BS (EN)	60947 type C	Voltage rating	230	**V**
No of poles	2	Current Rating	100	**A**
Supply Conductor	Copper	*Rated time delay		**ms**
Conductor csa mm^2	25	*Rated RCD Operating current	N/A	**mA**
* If RCD main switch		*RCD Operating time	N/A	**ms**

K. OBSERVATIONS

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

N/A **No remedial action is required**

✓ **The following observations are made**

ITEM NO	OBSERVATION	CLASSIFICATION CODE
1	Cable core colours complying with a previous edition of BS 7671 (514.3.1)	C3
2	Cable not colour coded to indicate function (514.3.1)	C3

N/A **Additional observations**

Additional notes/observations attached or to follow ref: N/A

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

C2 – Potentially dangerous – urgent remedial action required

C3 – Improvement recommended

FI – Further investigation required without delay

DISTRIBUTION BOARD DETAILS FOR 62 Finchley Rd M146EW

DB ref:	DB1	Zs at this board (Ω):	0.24	Ipf at this board (kA):	1.23	Main switch type BSEN	60947-3 Isolator	Rating:	100	**Amps**	Supply	25	**mm²**	Earth:	16	**mm²**								
Distribution board location:	Understairs	Phase Sequence Confirmed (where appropriate)	N/A	Supplied from:	Mains	No. Of phases:	Single	Supply protective device type BSEN reference:	BS 1361	Rating:	100	**Amps**												

CIRCUIT DETAILS

TEST RESULTS

Circuit Reference	Circuit Designation	Type of wiring	Reference method	Number of points served	Circuit conductors		Max disconnection time permitted	Over current devices			RCD	Max Zs(Ω) Permitted by BS7671	Continuity Ω					Insulation resistance				Polarity Insert ✓ or X	Measured Zs Ω	RCD		
					Live (mm^2)	cpc (mm^2)		Type BS EN	Rating (A)	Short circuit capacity (kA)	IΔn mA		Ring final circuits only (Measured end to end)			All circuits (At least one column to be completed)		Live/Live M Ω	Line/Neutral M Ω	Live/Earth M Ω	Neutral/Earth M Ω			Test button functionality	At IΔn ms	At 5 x IΔn ms
													r_1 (line)	r_n (neutral)	r_2 (cpc)	(R1 + R2)	R_2								
1	Shower	A	101	1	10	6	0.4	60898 type B	50	6	30	1.1	N/A	N/A	N/A	0.15	N/A		N/A	200	200	✓	0.39	✓	20	11
2	Kitchen Sockets	A	101	14	2.5	1.5	0.4	60898 type B	32	6	30	1.1	0.39	0.39	0.60	0.24	N/A		N/A	200	200	✓	0.48	✓	20	11
3																										
4																										
5																										
6																										
7	Downstairs Lights	A	101	29	1.5	1.0	0.4	60898 type B	6	6	30	5.87	N/A	N/A	N/A	1.84	N/A		N/A	200	200	✓	2.08	✓	20	11
8	Smoke Detectors	A	101	8	1.5	1.0	0.4	60898 type B	6	6	30	5.87	N/A	N/A	N/A	1.14	N/A		N/A	200	200	✓	1.38	✓	20	11
9	Cooker	A	101	1	6.0	2.5	0.4	60898 type B	40	6	30	1.1	N/A	N/A	N/A	0.14	N/A		N/A	200	200	✓	0.38	✓	20	11
10	Downstairs Sockets	A	101	12	2.5	1.5	0.4	60898 type B	32	6	30	1.1	0.43	0.43	0.71	0.28	N/A		N/A	200	200	✓	0.53	✓	20	11
11	Upstairs Sockets	A	101	16	2.5	1.5	0.4	60898 type B	32	6	30	1.1	0.76	0.76	1.05	0.45	N/A		N/A	200	200	✓	.69	✓	20	11
12	1st Floor Lights	A	101	8	1.5	1.0	0.4	60898 type B	6	6	30	5.87	N/A	N/A	N/A	0.89	N/A		N/A	200	200	✓	1.14	✓	20	11
13	Door bell/intercom	A	101	2	1.5	1.0	0.4	60898 type B	6	6	30	5.87	N/A	N/A	N/A	0.03	N/A		N/A	200	200	✓	0.22	✓	20	11
14	Under stair light	A	101	1	1.5	1.0	0.4	60898 type B	6	6	30	5.87	N/A	N/A	N/A	0.07	N/A		N/A	200	200	✓	0.26	✓	20	11
15	Alarm	A	101	1	1.0	1.0	0.4	60898 type B	6	6	30	5.87	N/A	N/A	N/A	0.04	N/A		N/A	200	200	✓	0.23	✓	20	11

TEST INSTRUMENTS USED

Earth fault loop impedance	N/A	**RCD**	N/A
Insulation resistance	N/A	**MFT**	1553
Continuity	N/A	**Other**	N/A

Inspected by:

Signature

Name (CAPITALS): Neil Franklin

Date of inspection: 29/11/2017

EICR IMAGES

Engineers optional images of C1 or C2 observations if applicable

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 (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)
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	✓
1.5	Condition of metering equipment	✓
1.6	Condition of isolator (where present)	N/A
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)	✓
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)	✓
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)	✓
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)	✓
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)	✓
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)	✓
4.10	Presence of RCD quarterly test notice 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)	✓
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)	N/A
4.13	Presence of other required labelling (please specify) *** (Section 514)	N/A

***

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 (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)
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)	✓
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	✓
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)	✓
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	✓
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	C3
5.2	Cables correctly supported throughout their run (522.8.5)	✓
5.3	Condition of the 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)	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)	✓
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 Section D. Extent and limitations) (522.6.202)	✓
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)	✓
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)	✓
*	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓
*	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	N/A
5.14	Band II cables segregated or separated from Band I cables (528.1)	✓
5.15	Cables segregated or separated from communication cabling (528.2)	✓
5.16	Cables segregated or separated from non-electrical services (528.3)	✓

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 (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)	✓
*	Connections of live conductors adequately enclosed (526.5)	✓
*	Adequately connected at the point of entry to enclosure (glands, bushes etc) (522.8.5)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	✓
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)	✓
6.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535 (701.512.3)	✓
6.4	Presence of supplementary bonding conductors unless not required by BS 7671:2008 (701.415.2)	N/A
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**

N/A

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 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 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 quarterly. 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 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 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 FI) 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.ommended that a competent person undertakes the necessary remedial work immediately.

CODES FOR TYPE OF WIRING							
A	B	C	D	E	F	G	Reference Methods are methods of installation for which the current-carrying capacity has been determined by test or calculation
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	