NAPIT ***Electrical Installation*** Condition Report

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.

NAPIT *Electrical Installation* Condition Report

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

NA/ 2 3 0 6 4 / 2 8 3

A Details of the installation

Client	Rent North East	Installation *(If different from client)*	
Address	94 West Hight Street Gateshead	Address	2 Elm Street Jarrow South Tyneside
Postcode	DH2 2QT	Postcode	NE32 5JD

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

Landlord certificate

Date(s) on which the inspection and testing were carried out 29/07/2016 to 29/07/2016

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 5 years

Evidence of alterations or addition ☐ Yes ✔ No ☐ Not apparent If 'Yes', estimated N/A years

Records of installation available ☐ Yes ✔ No Records held by NA

Date of last inspection N/A Electrical Installation Certificate No. or previous Inspection Report No. N/A

D Extent and limitations of inspection and testing

Extent of electrical installation covered by this report:

All circuits connected to consumer unit

Agreed limitations *(See Regulations 634.2)* Agreed with: N/A

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 2015 (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)

Acceptable

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 2019 (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	Barr-Technical Solutions Ltd		Inspected and tested by	Authorised for issue by
Membership No.	23064	Name:	T BARR	
Address	62 Brantwood	Signature:		
Chester-Le-Street		Position:	Managing Director	
Postcode	DH2 2UL	Date:	29/07/2016	

Verified by PDFfiller 07/29/2016

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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NAPIT *Electrical Installation* Condition Report

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

NA/ 2 3 0 6 4 / 2 8 3

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: (1) by enquiry, (2) by enquiry or by measurement)*

Nominal voltage, U/U_0 (1) 230 v Nominal frequency, f(1) 50 Hz Confirmation of supply polarity ✔

Prospective fault current, I_{pf} (2) 2.41 kA External loop impedance, Z_e (2) 0.14 Ω

Supply Protective Device BS 88 Type 1 Nominal Current Rating 60 A Main Supply Tails 16mm²

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 18.3 Ω

Main Protective Conductors	Material	Csa (mm²)	Verified		Csa (mm²)	Verified
Earthing Conductor	Copper	16	✔	Water	10	✔
Protective Bonding Conductor	Copper	16	✔	Gas	10	✔
Other N/A			☐	Oil		☐

Main Switch / Switch-Fuse/ Circuit Breaker / RCD

Location Top of stairs BS (EN) 60947-3 No. of Poles 2

Current rating 60 A Fuse/device rating or setting 60 A Voltage rating 230 V

If RCD main switch: Rated residual operating current $I_{\Delta n}$ = N/A mA Rated time delay N/A ms (at $I_{\Delta n}$)

Measured operating time at $I_{\Delta n}$ = N/A 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
1	flex cable from spur to boiler nor correct size	C3	Yes
2	Consumer unit in very difficult location to work on & rest MCB's	Note	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 1

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NAPIT *Electrical Installation Continuation Observation Sheet*

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

NA/ 2 3 0 6 4 / 2 8 3

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 Distribution Board Ref.	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.2, 2013 **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***

(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	✓	No
1.3	Condition of tails Distributor	✓	No
1.4	Condition of tails Consumer	✓	No
1.5	Condition of metering equipment	✓	No
1.6	Condition of isolator (where present)	✓	No
2.0	**Presence of adequate arrangements for – other sources such as microgenerators (551.6; 551.7)**	NA	No
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)	✓	No
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)	✓	No
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓	No
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓	No
3.6	Confirmation of main protective bonding conductor sizes (544.1)	Lim	No
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓	No
3.8	Accessibility and condition of all protective bonding connections (543.3.2)	✓	No
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)	Lim	No
4.2	Security of fixing (134.1.1)	✓	No
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓	No
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)	NA	No
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2 [iii])	✓	No
4.6	Presence of linked main switch (as required by 537.1.2 ; 537.1.4)	NA	No
4.7	Operation of main switch (functional check) (612.13.2)	✓	No
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)	✓	No
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓	No
4.10	Presence of RCD retest notice present at or near consumer unit / distribution board (514.12.2)	✓	No
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14.1)	NA	No
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15.1)	NA	No
4.13	Presence of other required labelling (Please specify) (514)	✓	No
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)	✓	No
4.15	Single-pole protective devices in line conductor only (132.14.1, 530.3.2)	✓	No
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	NA	No

Inspector's Name T BARR

Date 29/07/2016

Signature

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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***

(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)	✓	No
4.18	RCD(s) provided for fault protection – includes RCBOs(411.4.9; 411.5.2 -;Section 531)	✓	No
4.19	Selection and operation (612.10) 612.13.2) of RCD(s) provided for additional protection – includes RCBOs (411.3.3; 415.1)	✓	No
5.0	**FINAL CIRCUITS**		
5.1	Identification of conductors (514.3.1)	✓	No
5.2	Cables correctly supported throughout their run (522.8.5)	Lim	No
5.3	Condition of insulation of live parts (416.1)	✓	No
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	No
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of the installation (Section 523)	✓	No
5.6	Co-ordination between conductors and overload protective devices (433.1; 533.2.1)	✓	No
5.7	Adequacy of protective devices; type and rated current for fault protection (411.3)	✓	No
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓	No
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓	No
5.10	Concealed cables installed in prescribed zones (see extent and limitations) (522.6.101)	✓	No
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	No
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)	NA	No
	used to supply mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	NA	No
	for cables concealed in walls or partitions (522.6.102; 522.6.103)	NA	No
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	NA	No
5.14	Band II cables segregated / separated from Band I cables (528.1)	NA	No
5.15	Cables segregated / separated from communications cabling (528.2)	NA	No
5.16	5.16 Cables segregated/separated from non-electrical services (528.3)	✓	No
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)	Lim	No
	No basic insulation of a conductor visible outside enclosure (526.8)	✓	No
	Connections of live conductors adequately enclosed (526.5)	Lim	No
	Adequately connected at point of entry to enclosure (glands, bushes etc...) (522.8.5)	Lim	No
5.18	Condition of accessories including socket-outlets, switches and joint boxes (134.1.1; 621.2 [iii])	✓	No
5.19	Suitability of accessories for external influences (512.2)	✓	No

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Date 29/07/2016

Signature

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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***

(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)	NA	No
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	NA	No
6.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535 (701.512.3)	NA	No
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	Lim	No
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	✓	No
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓	No
6.7	Suitability of equipment for installation in a particular zone (701.512.3)	✓	No
6.8	Suitability of current-using equipment for particular position within the location (701.55)	NA	No
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)	Lim	No

Schedule of Tests

Results to be recorded on Schedule of Test Results

✓	External earth loop impedance, Ze	✓	Insulation Resistance between Live conductors
✓	Installation earth electrode	✓	Insulation Resistance between Live conductors & Earth
✓	Prospective fault current I_{pf}	✓	Polarity (prior to energisation)
✓	Continuity of Earth Conductors	✓	Polarity (after energisation) including phase sequence
✓	Continuity of Circuit Protective Conductors	✓	Earth fault loop impedance
✓	Continuity of Protective Bonding Conductors	✓	RCDs / RCBOs including discrimination
✓	Volt drop verified	✓	Functional testing of devices

(insert ✓, ***Lim*** or ***NA***)

Inspector's Name	T BARR
Date	29/07/2016

Signature

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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.

EICR 2 3 0 6 4 / 2 8 3

Client Rent North East | Installation address 2 Elm Street Jarrow | Postcode NE32 5JD

Complete in every case

Location of distribution board: Top Stairs
Distribution board designation: DB 1
Number of ways: 6x sp

Complete only if the distribution board is not connected directly to the origin of the installation

Supply to distribution board is from: Suppliers Facility
Overcurrent protective device for the distribution circuit: No. of phases 1 | Nominal Voltage 230 V
Type BS(EN) 60947-2 | Rating N/A A
Supply polarity confirmed ✔ | Phase sequence confirmed ✔

Characteristics at this distribution board

Z_{db} 0.14 Ω | Operating times of associated RCD(if any): At $I_{\Delta n}$ 30 ms | at 5 $I_{\Delta n}$ 10 ms
I_{pf} 2.41 kA
Associated RCD (if any): BS (EN) 61008
RCD No of Poles 2 | $I_{\Delta n}$ 30 mA

Test instrument serial number(s)

Earth fault loop imped. 11095954
Insulation resistance 11095954
Continuity 11095954
RCD 11095954

CIRCUIT DETAILS / TEST RESULTS

Circuit No. and phase	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa: Live (mm²)	Circuit conductors csa: CPC (mm²)	Maximum disconnection time (BS:7671) (S)	Overcurrent protective devices: BS EN Number	Overcurrent protective devices: Type No.	Overcurrent protective devices: Rating (A)	Overcurrent protective devices: pfc (kA)	RCD operating current $I_{\Delta n}$ (mA)	BS7671 Max. permitted value Z_s Other 80% Ω	Circuit impedence Ω: Ring final circuits only (measured end to end) r_1	r_n	r_2	Figure 8 check (✓)	All circuits to be completed using R1 R2, or R2, not both: R_1+R_2	R_2	Insulation resistance (Record lower reading): Live / Live (MΩ)	Live / Earth (MΩ)	Polarity (✓)	Maximum measured Z_s (Ω)	RCD testing: at $I_{\Delta n}$ ms	at 5 $I_{\Delta n}$ ms	Test Button operation (✓)
1	Spare																									
2	Smoke & lights	1	A	6	1.5	1	0.4	60898	B	6	6	NA	5.82					0.22		>1000	>1000	✔	0.46	NA	NA	NA
3	Spare																									
4	Oven	1	A	1	6	2.5	0.4	60898	B	40	6	30	0.87					0.74		>1000	>1000	✔	0.36	<30	<10	✓
5	Sockets	1	A	7	2.5	1.5		60898	B	32	6	30	1.1				✔			>1000	>1000	✔	0.62	<30	<10	✓
6	Kitchen Sockets	1	A	5	2.5	1.5		60898	B	32	6	30	1.1				✔			>1000	>1000	✔	0.42	<30	<10	✓
7	Central Heating	1	A	1	1.5	1		60898	B	16	6	30	2.18							>1000	>1000	✔	0.39	<30	<10	✓
8	Lights	1	A	5	1.5	1		60898	B	6	6	30	5.82							>1000	>1000	✔	0.54	<30	<10	✓

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

Smoke detectors when testing IR

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) T BARR | Signature

Position Managing Director | Date(s) 29/07/2016

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