

# **DOMESTIC ELECTRICAL INSTALLATION** CONDITION REPORT Requirements For Electrical Installations - BS 7671 IET Wiring Regulations

Certificate Number: 3123-BR05

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Client: **Brunel Management** 

Brunel Chambers, Devonshire Place, St. Helier, JE2 3RD Address:

### REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

Change of occupancy.

Date on which inspection and testing was carried out:

31/08/2023

## DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: Flat 5 Brooklands, 66 Le Vier Mont Helier, St. Helier, JE2 4NG

Estimated age of wiring system:

Evidence of additions/ alterations:

Yes if yes, estimated age:

years

Installation records available? (Regulation 651.1)

No

21/02/2023 Date of last inspection:

## EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

100% of the installation.

Agreed limitations including the reasons (see Regulation 653.2):

No Lifting of floor boards or inspection of loft space.

No inspection of cables concealed within walls all above ceilings.

Supply protective device characteristics unable to be verified.

Initial visual inspection of 50% of switchgear items, raising to 100% if issues discovered.

**Brunel Management** 

Operational limitations including the reasons:

No L-L insulation testing if damage to tenants electronic items may occur.

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2020.

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 an accessible roof space housing other electrical equipment.

#### SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use\*:

**SATISFACTORY** 

\* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

#### 6 RECOMMENDATIONS

 $\sqrt{}$ here 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 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.

Observations classified as 'Code 3 - Improvement recommended' 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:

5 Years or change of tenant/owner

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

	There are no items adversely affecting electrical	safety <b>or</b>	
N/A	The following observations and recommendation:		
Item N	0	Observations	Classification Code
1			
One of respons	the following codes, as appropriate, has been allo ible for the installation the degree of urgency for	ocated to each of the observations made above to indicate to remedial action.	o the person(s)
│└── Ris	nger Present k of injury. Immediate nedial action required  C2 Potentially da Urgent remedia required	ngerous I action  C3 Improvement recommended FI Further inverses required w	vestigation vithout delay
Immed	late remedial action required for items:	N/A	
Urgent	remedial action required for items:	N/A	
Improv	vement recommended for items:	N/A	
Furthe	r investigation required for items:	N/A	

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OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1

		CONDI														
Satisfacto	ry at	time of te	sting													
9 DECL	_AR/	ATION														
signatures t inspection a provides an	pelow and te accu	sting, here rate assess	rs of wh	hich are de are that th	escribe ne infoi	d abov rmatio	/e, havin n in this	g exercise report, in	ed reaso cluding	nable s the obs	skill and servatio	d care	when ca	arrying tached	out the	dules,
in section 4 Trading Title		BARTON I	FLECTE	RICAL												
Address:	C.	WOODLA							Reais	tration	Numbe	er	21/2			
		LA RUE D								plicable			N/A			
		ST.HELIER	R, JERSI	EY					Telep	hone N	lumber	:	01534	4 6111	96	
					Pos	stcode:	JE2 3	HG								
For the IN	SPEC	TION, TES	TING	AND ASS	ESSME	ENT of	the rep	ort:								
Name:	ľ	Nick Barto	n	Positio	n:	M	lanager	Si	gnature	2:	NE	Barton		Date:	31/0	8/2023
		STRUME														
Details of Multi-function		Instrument	s used	(state seri		or as		oers): rth electro	nde resi	stance:				N/A		
Insulation re		nce:		N/A	,0,5			rth fault l						N/A		
Continuity:	CSISCA	nice.		N/A				D:	зор шір	caarice				N/A		
<u> </u>	al V	CHARAC	TEDI		AND	EADT			CEME	NTC				IN/A		
Earthing			nher an	d Type of I	live	EAR		ature of S			ers	1	Supply	y Prote	ctive i	Device
Arrangeme	. !	1-phase	Cone	<b>ductors</b> 1-pha	se		Nomina	ıl ıı.	240 V		230	V I B	S(EN):	,	LIM	
TN-S N	- :	(2 wire): 3-phase	•	(3 wir 3-pha	e):	N/A ¦	voltage	(s):				_ i	. ,			
TN-C-S		(3 wire):	N/A	(4 wir		N/A ¦		Nominal fi	·	y, f:	50 H		ype:		LIM	
	1	Other:		N/A		;		Prospectiv current, lp			1.85 k	Α ;	ated cu hort-cir			IM A
TT N		Confirmatio	on of su	ipply polar	ity:	•	1	External e loop impe			0.12	1 0	apacity:		LII	M kA
12 PART	ΓICU	LARS O	F INS	TALLAT	TION	REF	•				RT	•	<u>:</u>			
Means of I		ng	1		Det	ails of	Installat	ion Earth	Electrod	e (whe	re appl	icable)				
facility:	•	~	Type	e: istance		N/A		Location Method					N/A			
Installation earth electr	ode:	N/A	1	arth:	N/A	Ω		measure					N/A			
Maximum D	emar	nd (Load):	40	) Amps			measure ctric sho	` '		ADS						
Main Switch	/ Sw	itch-Fuse /	Circuit	-Breaker /				Supply					ain swi	tch:		
20(2.1).	6094	7-3 Isolato	or Cu	urrent ratir	ng:	10	00 A	conducto		Coppe		ited re erating	sidual g currei	nt (l∧n)	. 1	N/A mA
Number of poles:	2			use/device setting:	rating	6	60 A	Supply			Ra		ne dela			N/A ms
				oltage ratir	ng:	24	40 V	conducto csa:	ors 1	6 mm	1.16	easure ne (at	d opera	ting	ı	N/A ms
Earthing and	d Prot	ective Bond	 ding Co	nductors				Bond	ling of e		ous-con		e parts			
Earthing cor Conductor			665	10		nnecti ntinuit	•	To w pipe	ater ins s:	tallatio	n •	/	pipes:	installa 	ation	N/A
material:		Copper	csa:		m² ve	rified:	•		il install	ation	N	/A	To ligh protect	_		N/A
Main protect Conductor		_			Cc co	nnecti ntinuit	on/	pipe To s	s: tructura	l	R.	/^	To oth			:
material:	١ '	Copper	csa:	TO int	'' ve	rified:	′ /	stee	:		IN	/A		IN,	/A	

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13 IN	ISPECTION SCHEDULE FOR DOMESTIC & SIMILAR PRE	MISES WITH UP TO 100A S	UPPLY
Item	Description	Comments	Outcome
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTI	(ON ONLY)	
1.1	Service cable	N/A	Pass
1.2	Service head	N/A	Pass
1.3	Earthing arrangement	N/A	Pass
1.4	Meter tails	N/A	Pass
1.5	Metering equipment	N/A	Pass
1.6	Isolator (where present)	N/A	N/A
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A	N/A
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)	N/A	Pass
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	N/A	Pass
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	N/A	Pass
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	N/A	Pass
3.6	Confirmation of main protective bonding conductor sizes (544.1)	N/A	Pass
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	Pass
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	N/A	Pass
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	N/A	Pass
4.2	Security of fixing (134.1.1)	N/A	Pass
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	Pass
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	N/A	Pass
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	N/A	Pass
4.6	Presence of main linked switch (as required by 462.1.201)	N/A	Pass
4.7	Operation of main switch (functional check) (643.10)	N/A	Pass
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	N/A	Pass
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	N/A	Pass
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	N/A	Pass
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	N/A	N/A
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A	N/A
4.13	Presence of other required labelling (please specify) (Section 514)	N/A	Pass
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	N/A	Pass
OUTCON Accepta condition	ble Unacceptable Improvement Further		lot icable N/A

14 IN	ISPECTION SCHEDULE FOR DOMESTIC & SIMILAR PRE	MISES WITH UP TO 100A S	UPPLY
Item	Description	Comments	Outcome
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	N/A	Pass
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	N/A	Pass
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A	Pass
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	N/A	Pass
4.19	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	N/A	Pass
4.20	Confirmation of indication that SPD is functional (651.4)	N/A	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)	N/A	Pass
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	N/A
5.0	FINAL CIRCUITS		
5.1	Identification of conductors (514.3.1)	N/A	Pass
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	N/A	LIM
5.3	Condition of insulation of live parts (416.1)	N/A	Pass
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	N/A
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	N/A	Pass
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	Pass
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	Pass
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	Pass
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	N/A	Pass
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	Pass
5.10	Concealed cables installed in prescribed zones (see Section 4. Extent and Limitations) (522.6.202)	N/A	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section 4. Extent and Limitations) (522.6.204)	N/A	LIM
5.12	Provision of additional requirements for protection by RCD not exc	ceeding 30mA:	
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)	N/A	Pass
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	N/A
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A	Pass
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	Pass
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	N/A	Pass
OUTCON Accepta condition	ble Unacceptable Improvement Further		ot N/A

15 IN	SPECTION SCHEDULE FOR DOMESTIC & SIMILAR PRE	MISES WITH UP TO 100A S	UPPLY
Item	Description	Comments	Outcome
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	Pass
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	LIM
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	LIM
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	LIM
5.17	Termination of cables at enclosures - indicate extent of sampling i (Section 526)	n Section 4 of the report	
5.17.1	Connections soundly made and under no undue strain (526.6)	N/A	Pass
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	Pass
5.17.3	Connections of live conductors adequately enclosed (526.5)	N/A	Pass
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	Pass
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	N/A	Pass
5.19	Suitability of accessories for external influences (512.2)	N/A	Pass
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	N/A	Pass
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	N/A	Pass
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	N/A	Pass
6.2	Where used as a protective measure, requirements for SELV or PELV met $(701.414.4.5)$	N/A	Pass
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	Pass
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A	Pass
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1 (701.512.3)	N/A	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A	Pass
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A	Pass
6.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	Pass
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS List all other special installation or locations present, if any. (Record separ	rately the results of particular inspection	ons)
7.1	N/A	N/A	N/A
7.2	N/A	N/A	N/A
7.3	N/A	N/A	N/A
7.4	N/A	N/A	N/A
7.5	N/A	N/A	N/A
7.6	N/A	N/A	N/A
7.7	N/A	N/A	N/A
7.8	N/A	N/A	N/A
7.9	N/A	N/A	N/A
7.10	N/A	N/A	N/A
OUTCOM Acceptal condition	ble Unacceptable Improvement Further		ot N/A

9	SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS	UIT DETAILS	A S	Q.	TES	TR	ISI	LTS																				
Desi	Designation of consumer unit:	D.B. 1 GLP and Off Peak Heating	f Pe	ak He	ating	bo			Location:					Hallway Cupboard	ay Cup	boar	-				Pro	Prospect current:	Prospective fault current:	ault		1.82	₹	
						Circuit conductors: csa		1/9/ əwi	Overcurrent protective devices	rent pro devices	tective		RCD	1/9/	Circui	Circuit impedances (Ohms)	ances (	(sm4C		Insu	Insulation resistance			nred		RCD	AFDD	
uper	Circuit designation	tion	gui	Method				Sa yd b					uj	Sa yd b	Ring final circuits only (measured end to end)	ircuits o		All circuits (one column to be completed)		9^	ııth	ə6e:		dool alu			u ton	
Circuit nun			Type of win	Reference	Number of points serv	Live mm <sup>2</sup>	cpc ::	Max disc Permitte	BS(EN)	Туре Ио	≥ Rating	Z Capacity Z Operatir	S Operatir  S current,	Dermitte (Line)	rn e) (Neutral)		r2 R. (cpc)	R1+R	R2	rij - 9vij g	53 - 9viJ & G	< Test volt	₹ Polarity	numixeM Jef d†ne9 Cl neb9qmi	a Disconne	7 Test but Operatio	7 Test but operatio	
Н	Cooker		Α	102	Н	9	2.5	0.4	61009	В	32	2 9	T	.37 N/A	A N/A		N/A	0.15 N	N/A	Σ E	> 200	200	7	0.29	17.2	N/A	N/A	
2	Beds, Lounge and Hall Sockets	ets	Α	102	12	2.5	1.0	0.4	61009	В	32	9	30 1.	1.37 0.62	2 0.62		1.17	N/A 1	1.17 L	MII	> 200	200	7	0.54	16.1	7	N/A	
3	Kitchen Sockets		Α	102	9	2.5	1.5	0.4	61009	В	32	9	30 1.	1.37 0.27	7 0.27		0.45	N/A 0	0.45 L	 M	> 200	200	7	0.35	16.1	7	N/A	
4	Socket below DB		Α	C	⊣	4	1.5	0.4	61009	В	32	9	30 1.	1.37 N/A	A N/A		N/A C	0.07 N	N/A L	MII	> 200	200	7	0.18	16.9	7	N/A	
2	Heating Points		Α	102	3	2.5	1.5	0.4	61009	В	32	9	30 1.	.37 0.34	0.34		0.56	N/A 0	0.56 L	M	> 200	500	7	0.34	16.9	7	N/A	
9	Fridge Socket		Α	102	Т	2.5	1.5	0.4	61009	В	16	9	30 2.	2.73 N/A	A N/A		N/A C	0.33 N	N/A L	MII	> 200	200	7	0.44	17.5	7	N/A	
7	Water Heater		A	102	1	2.5	1.5	0.4	61009	В	16	9	30 2.	2.73 N/A	A N/A		N/A C	0.16 N	N/A L	M	> 200	500	7	0.26	16.8	7	N/A	
∞	Lights		A	102	25	1.0	1.0	0.4	61009	В	9	9	30 7.	7.28 N/A	A N/A		N/A 1	1.30 N	N/A L		> 200	200	7	1.41	17.4	7	N/A	
6	Smoke Detectors		٧	102	$\leftarrow$	1.0	1.0	0.4	61009	В	9	9	30 7.	7.28 N/A	A/N A		N/A	0.31 N	N/A	 M	> 200	500	7	0.43	16.8	7	N/A	
10	Kitchen Heater		4	102	Н	2.5	1.0	0.4	61009	В	16	9	30 2.	2.73 N/A	A/N A		N/A	0.23 N	N/A	MII	> 200	500	7	0.36	17.1	7	A/A	
11	E7 Contactor		Α	В	1	16	N/A	2	60898	В	40	9 9	N/A 1.	1.09 N/A	A N/A		N/A C	0.01 N	N/A L		> 200	200	7	0.14	N/A	N/A	N/A	
12	Contactor																											
13	Contactor																											
14	Contactor																											
15	Lounge N/Store Heater		Α	102	1	2.5	1.5	0.4	60898	В	16	9	30 2.	2.73 N/A	A N/A		N/A C	0.30 N	N/A L	 M	> 200	200	7	0.41	17.8	7	N/A	
16	Hall N/Store Heater		Α	102	⊣	2.5	1.5	0.4	60898	В	16	9	30 2.	2.73 N/A	A N/A		N/A C	0.16 N	N/A L	MII	> 200	200	7	0.26	16.4	7	N/A	
17	Spare																											
18	Spare																											
200	Ч	B Constitution		F	ပ				100		ш	100			L		U			I				0 - Other	her			
NI WIE	CODES FOR I hermoplastic TYPE OF insulated/sheathed WIRING cables	I nermoplastic cables in metallic conduit	č	I hermoplastic cables in nonmetallic conduit	nopias oles in allic co	tic	- Ē	cable cable etallic	I hermoplastic cables in metallic trunking	non	I nermoplastic cables in nonmetallic trunking	plastic s in	ing	Therm/ /SWA	Thermoplastic /SWA cables	± %	Thermosetting /SWA cables	tting	Minsulat	Mineral insulated cables				N/A	4			
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This form is based on the model shown in Appendix 6 of BS 7671:2018.

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