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26568058

DPN18C

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

Registration No: 010706000 Branch No: 000
Trading Title: Smail & Richards Electrical Contractors Ltd
Address: Top Floor C Store, Halcyon House, West Hill, St. Helier, Jersey
Postcode: JE2 3HB Tel No: 01534723503

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): 170085
Name: Brunel Management Limited
Address: Brunel Chambers, Devonshire Place, St. Helier, JERSEY
Postcode: JE2 3RD Tel No: 750200

DETAILS OF THE INSTALLATION

Occupier: N/A
Address: Flat 12 Brooklands, 66 Le Vier Mont, St. Helier, JERSEY
Postcode: JE2 4NG Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: Clients request and to meet the Jersey landlords legislation
Date(s) when inspection and testing was carried out: (26/11/2021 - 01/12/2021) Records available: (X) Previous inspection report available: (X) Previous report date: (N/A)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
The general condition of the installation is good. The installation is wired in pvc pvc with RCBOs at the fuse board. The installation is fit for purpose
Estimated age of electrical installation: (15) years Evidence of additions or alterations: (X) Overall assessment of the installation is: ~~Satisfactory~~ **Unsatisfactory*** (delete as appropriate)

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capital): JAMES NORTON Signature: [Signature] Date: 01/12/2021

REVIEWED BY QUALIFIED SUPERVISOR

Name (capital): JAMES NORTON Signature: [Signature] Date: 01/12/2021

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.



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PART 5 : NEXT INSPECTION

I/We (as indicated on page 1) recommend that subject to the necessary remedial work being taken, this installation should be further inspected and tested after an interval of not more than 5 years/~~XXXX~~* (delete as appropriate)
Give reason for recommendation: The Property is rented out and should be inspected every 5 years

PART 6 : OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

CODES: One of the following Codes, as appropriate, has been allocated to each of the observations made below to indicate to the person(s) responsible for the electrical installation the degree of urgency for remedial action	CODE C1 'Danger Present' Risk of injury. Immediate remedial action required	CODE C2 'Potentially Dangerous' Urgent remedial action required	CODE C3 'Improvement Recommended'	CODE FI 'Further Investigation Required'

Referring to the Schedule of Items Inspected (see PART 10), the attached Schedule of Circuit Details and Test Results (see PART 12), and subject to any agreed limitations listed in PART 7:

There are no items adversely affecting electrical safety (.....), OR The following observations and recommendations for action are made:

Item No	Observation(s)	Code	Location Reference
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)
(.....)	(.....)	(.....)	(.....)

Additional pages? (None) State page numbers: (N/A)

Immediate action required for items: (N/A) Improvement recommended for items: (N/A)

Urgent remedial action required for items: (N/A) Further investigation required for items: (N/A)

*The proposed date for the next inspection should take into consideration any legislative or licensing requirements and 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.

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PART 7 : DETAILS AND LIMITATIONS ON THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with BS 7671: 2018, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the Client and the Inspector prior to inspection.

Details of the installation covered by this report: Fixed wiring only (see additional page No. N/A)

Agreed limitations including the reasons, if any, on the inspection and testing: Any concealed cables installed in prescribed zones or above ceiling concealed cables protected against mechanical damage

Extent of sampling (inspection only): 30% of sockets, light fitting and switch were removed and inspected (see additional page No. N/A)

Operational limitations including the reasons: Not able to gain access to all points due to furniture (see additional page No. N/A)

PART 8 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements

TN-C-S: (.....) TN-S: (N/A) TT: (N/A)

Other (state): N/A

Supply protective device

(BS (EN) 1361) (.....)

Type: (II) Rated current: (LIM) A

Number and type of live conductors

AC 1-phase, 2-wire: (.....)

Other (state): N/A

Confirmation of supply polarity: (.....)

Other sources of supply (as detailed on attached schedule) Page No: (N/A)

Nature of supply parameters

Nominal line voltage to Earth, U_0 : (230) V ^{(1) By enquiry, measurement, or by calculation}

Nominal frequency, f : (50) Hz

Prospective fault current, $I_{pf}^{(1)*}$: (1.13) kA

External loop impedance, $Z_e^{(1)*}$: (0.23) Ω

PART 9 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of Earthing

Distributor's facility: (.....)

Installation earth electrode: (N/A)

Where an earth electrode is used insert

Type – rod(s), tape, etc: (None)

Location: (N/A)

Electrode resistance to Earth: (N/A) Ω

Main protective conductors

Earthing conductor: (.....)

(material Copper) csa 10 mm²

Connection / continuity verified: (.....)

Main protective bonding conductors:

(material Copper) csa 10 mm²

Connection / continuity verified: (.....)

Main protective bonding connections

Water installation pipes: (.....)

Gas installation pipes: (N/A)

Structural steel: (N/A)

Oil installation pipes: (N/A)

Lightning protection: (N/A)

Other (state): N/A

Main switch / Switch-fuse / Circuit-breaker / RCD

Type: (BS (EN) 60947-3)

Location: (meter cupboard)

No. of poles: (2) Rating / setting of device: (N/A) A

Current rating: (100) A Voltage rating: (230) V

Where an RCD is used as the main switch

RCD rated residual operating current, $I_{\Delta n}$: (N/A) mA

Measured operating time: (N/A) ms Rated time delay: (N/A) ms

*Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, I_{pf} , and external earth fault loop impedance, Z_e , must be recorded.

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

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PART 10 : SCHEDULE OF ITEMS INSPECTED

1. External condition of intake equipment (visual inspection only) (If inadequacies are identified with the intake equipment, it is recommended the person ordering the report informs the appropriate authority)		4. Consumer unit(s) / Distribution board(s)		4.15 Protection against electromagnetic effects where cables enter metallic consumer unit / enclosure: (.....) ✓	
1.1 Service cable:	(N/A) (.....)	4.1 Adequacy of working space / accessibility to consumer unit / distribution board:	(.....) ✓	4.16 RCDs provided for fault protection – includes RCBOs:	(.....) ✓
1.2 Service head:	(N/A) (.....)	4.2 Security of fixing:	(.....) ✓	4.17 RCDs provided for additional protection – includes RCBOs:	(.....) ✓
1.3 Earthing arrangement:	(N/A) (.....)	4.3 Condition of enclosure(s) in terms of IP rating:	(.....) ✓	4.18 Confirmation of indication that SPD is functional:	(N/A) (.....)
1.4 Meter tails:		4.4 Condition of enclosure(s) in terms of fire rating:	(.....) ✓	4.19 Adequacy of AFDD(s), where specified:	(N/A) (.....)
a) Cutout fuse to meter	(N/A) (.....)	4.5 Enclosure not damaged / deteriorated so as to impair safety:	(.....) ✓	4.20 Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure:	(.....) ✓
b) Meter to consumer unit	(N/A) (.....)	4.6 Presence of linked main switch:	(.....) ✓		
1.5 Metering equipment:	(N/A) (.....)	4.7 Operation of main switch(es) (functional check):	(.....) ✓	5. Distribution / final circuits	
1.6 Isolator (where present):	(N/A) (.....)	4.8 Main switch capable of being secured in the OFF position:	(.....) ✓	5.1 Identification of conductors:	(.....) ✓
2. Presence of adequate arrangements for other sources		4.9 Operation of circuit-breakers and RCDs to prove disconnection (functional check):	(.....) ✓	5.2 Cables correctly supported throughout:	(.....) ✓
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply:	(N/A) (.....)	4.10 Correct identification of circuits and protective devices:	(.....) ✓	5.3 Condition of insulation of live parts:	(.....) ✓
2.2 Adequate arrangements where generating set operates in parallel with the public supply:	(N/A) (.....)	4.11 Presence of appropriate circuit charts, warning and other notices:		5.4 Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems):	(.....) ✓
2.3 Presence of alternative / additional supply warning notices:	(N/A) (.....)	a) Provision of circuit charts/schedules or equivalent forms of information	(.....) ✓	5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation:	(.....) ✓
3. Earthing and bonding arrangements		b) Warning notice of method of isolation where live parts not capable of being isolated by a single device	(.....) ✓	5.6 Adequacy of protective devices; type and rated current for fault protection:	(.....) ✓
3.1 Presence and condition of distributor's earthing arrangement:	(.....) ✓	c) Periodic inspection and testing notice	(.....) ✓	5.7 Presence and adequacy of circuit protective conductors:	(.....) ✓
3.2 Presence and condition of earth electrode connection, where appropriate:	(.....) ✓	d) Presence of RCD six-monthly notice, where required	(.....) ✓	5.8 Co-ordination between conductors and overload protection devices:	(.....) ✓
3.3 Confirmation of adequate earthing conductor size:	(.....) ✓	e) Warning notice of non-standard (mixed) colours of conductors present	(.....) ✓	5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences:	(.....) ✓
3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET):	(N/A) (.....)	f) All other required labelling provided	(.....) ✓	5.10 Cables adequately protected against mechanical damage and abrasion:	(.....) ✓
3.5 Confirmation of adequate main protective bonding conductor sizes:	(.....) ✓	4.12 Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating):	(.....) ✓	5.11 Provision of additional protection by 30 mA RCD (<i>see Note</i>):	
3.6 Accessibility and condition of main protective bonding conductor connections:	(.....) ✓	4.13 Single-pole switching or protective devices in the line conductors only:	(.....) ✓	a) For all socket-outlets with a rated current not exceeding 32 A	(.....) ✓
3.7 Accessibility and condition of other protective bonding connections:	(.....) ✓	4.14 Protection against mechanical damage where cables enter consumer unit / distribution board:	(.....) ✓	b) For mobile equipment not exceeding a rating of 32 A for use outdoors	(.....) ✓
3.8 Provision of earthing and bonding labels at all appropriate locations:	(.....) ✓			c) For cables concealed in walls / partitions at a depth of less than 50 mm	(.....) ✓

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)



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d) For cables concealed in walls / partitions containing metal parts regardless of depth (.....) <input checked="" type="checkbox"/>	b) Acceptable location (local / remote) (N/A) (.....)	8.2 Where used as a protective measure, requirements for SELV or PELV are met: (.....) <input checked="" type="checkbox"/>
e) For all AC final circuits supplying luminaires (.....) <input checked="" type="checkbox"/>	c) Clearly identified by position and / or durable marking(s) (N/A) (.....)	8.3 Shaver sockets comply with BS EN 61558-2-5 (formerly BS 3535): (.....) <input checked="" type="checkbox"/>
<i>Note: Older installations designed prior to BS 7671: 2008 may not have been provided with RCDs for additional protection.</i>		
5.12 Provision of fire barriers, sealing arrangements and protection against thermal effects: (.....) <input checked="" type="checkbox"/>	6.3 For isolation only:	8.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2018: (.....) <input checked="" type="checkbox"/>
5.13 Band II cables segregated / separated from Band I cables: (.....) <input checked="" type="checkbox"/>	a) Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device (N/A) (.....)	8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from Zone 1: (.....) <input checked="" type="checkbox"/>
5.14 Cables segregated / separated from communications cabling: (.....) <input checked="" type="checkbox"/>	7. Current-using equipment (permanently connected)	8.6 Suitability of equipment for external influences for installed location in terms of IP rating: (.....) <input checked="" type="checkbox"/>
5.15 Cables segregated / separated from non-electrical services: (.....) <input checked="" type="checkbox"/>	7.1 Condition of equipment in terms of IP rating: (.....) <input checked="" type="checkbox"/>	8.7 Suitability of equipment for installation in a particular zone: (.....) <input checked="" type="checkbox"/>
5.16 Termination of cables at enclosures (extent of sampling indicated in PART 7 of the report):	7.2 Equipment does not constitute a fire hazard: (.....) <input checked="" type="checkbox"/>	9. Other Part 7 special installations or locations
a) Connections soundly made and under no undue strain (.....) <input checked="" type="checkbox"/>	7.3 Enclosure not damaged / deteriorated so as to impair safety: (.....) <input checked="" type="checkbox"/>	List of all other special installations or locations, if any, present:
b) No basic insulation of a conductor visible outside enclosure (.....) <input checked="" type="checkbox"/>	7.4 Suitability for the environment and external influences: (.....) <input checked="" type="checkbox"/>	N/A (N/A) (.....)
c) Connection of live conductors adequately enclosed (.....) <input checked="" type="checkbox"/>	7.5 Security of fixing: (.....) <input checked="" type="checkbox"/>	(.....)
d) Adequately connected at point of entry to enclosure (.....) <input checked="" type="checkbox"/>	7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: (.....) <input checked="" type="checkbox"/>	(.....)
5.17 Condition of accessories including socket-outlets, switches and joint boxes is satisfactory: (.....) <input checked="" type="checkbox"/>	List number and location of luminaires inspected on a separate page: Page No. (N/A) (.....)	(.....)
6. Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)	7.7 Recessed luminaires (downlighters):	(.....)
6.1 In general:	a) Correct type of lamps fitted (.....) <input checked="" type="checkbox"/>	(.....)
a) Presence and condition of appropriate devices (N/A) (.....)	b) Installed to minimise build-up of heat (.....) <input checked="" type="checkbox"/>	(.....)
b) Correct operation verified (N/A) (.....)	c) No signs of overheating to surrounding building fabric (.....) <input checked="" type="checkbox"/>	(.....)
6.2 For isolation and switching for mechanical maintenance only:	d) No signs of overheating to conductors / terminations (.....) <input checked="" type="checkbox"/>	(.....)
a) Capable of being secured in the OFF position, where appropriate (N/A) (.....)	8. Location(s) containing a bath or shower	(.....)
	8.1 Additional protection by RCD not exceeding 30 mA:	(.....)
	a) For low voltage circuits serving the location (.....) <input checked="" type="checkbox"/>	(.....)
	b) For low voltage circuits passing through Zone 1 and Zone 2 not serving the location (.....) <input checked="" type="checkbox"/>	(.....)

SCHEDULE OF ITEMS INSPECTED BY

Name (capitals): JAMES NORTON

Signature:  Date: 01/12/2021

Indicate if the relevant requirements of Part 7 are satisfied and append results of inspection on a separate numbered page.

PART 11 : SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations (indicated in item 9. above)	Continuation sheets
Page No(s): (..... 4 & 5) (.....)	Page No(s): (..... 6) (.....)	Page No(s): (None) (.....)	Page No(s): (None) (.....)	Page No(s): (None) (.....)

The pages identified are an essential part of this report (see Regulation 653.2).

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PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing :

CODES for Type of wiring (A) Thermoplastic insulated / sheathed cables (B) Thermoplastic cables in metallic conduit (C) Thermoplastic cables in non-metallic conduit (D) Thermoplastic cables in metallic trunking (E) Thermoplastic cables in non-metallic trunking (F) Thermoplastic / SWA cables (G) Thermosetting / SWA cables (H) Mineral-insulated cables (I) other - state: N/A

Circuit number	Circuit description <small>* Where this consumer unit is remote from the origin of the installation, record details of the circuit supplying this consumer unit on the first line.</small>	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served	Circuit conductor csa			Max disconnection time (BS 7671) (s)	Protective device				RCD Operating current, I _{Δn} (mA)	Maximum permitted Z _s for installed protective device** (Ω)	Circuit impedances (Ω)					Insulation resistance			Polarity (✓)	Max measured earth fault loop impedance, Z _s (Ω)	RCD operating time (ms)	Test buttons		
					Live (mm ²)	cpc (mm ²)	BS (EN)		Type	Rating (A)	Short-circuit capacity (kA)	Ring final circuits only (measured end to end)			All circuits (complete at least one column)		Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)	RCD (✓)	AFDD (✓)							
												(Line) r ₁			(Neutral) r _n	(cpc) r ₂						(R ₁ + R ₂)				R ₂		
																						(✓)				(ms)	(✓)	(✓)
1	Cooker	A	B	1	6	4	0.4	61009	B	32	6	30	1.37	N/A	N/A	N/A	0.16	N/A	200	200	500	✓	0.29	19	✓	N/A		
2	Kitchen socket	A	B	11	2.5	1.5	0.4	61009	B	32	6	30	1.37	N/A	N/A	N/A	0.35	N/A	200	200	500	✓	0.50	19	✓	N/A		
3	sockets	A	B	14	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.58	0.58	0.94	0.36	N/A	200	200	500	✓	0.60	14	✓	N/A		
4	heating ring	A	B	3	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.21	0.21	0.36	0.12	N/A	50	50	500	✓	0.28	19	✓	N/A		
5	Fridge + JT sockets	A	B	2	2.5	1.5	0.4	61009	B	16	6	30	2.73	N/A	N/A	N/A	0.21	N/A	200	200	500	✓	0.37	19	✓	N/A		
6	water heater	A	B	1	2.5	1.5	0.4	61009	B	16	6	30	2.73	N/A	N/A	N/A	0.20	N/A	200	200	500	✓	0.40	19	✓	N/A		
7	lighting	A	100	17	1	1	0.4	61009	B	6	6	30	7.28	N/A	N/A	N/A	0.69	N/A	200	200	500	✓	0.90	19	✓	N/A		
8	smoke alarm	A	100	1	1	1	0.4	61009	B	6	6	30	7.28	N/A	N/A	N/A	0.118	N/A	200	200	500	✓	0.42	19	✓	N/A		
9	contactor supply	A	B	1	16	10	0.4	60898	B	45	6	N/A	7.28	N/A	N/A	N/A	0.01	N/A	200	200	500	✓	0.21	N/A	N/A	N/A		
10	contactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	contactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12	contactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14	Lounge heater	A	B	1	2.5	1.5	0.4	61009	B	16	6	30	2.73	N/A	N/A	N/A	0.27	N/A	200	200	500	✓	0.48	19	✓	N/A		
13	Hall heater	A	B	1	2.5	1.5	0.4	61009	B	16	6	30	2.73	N/A	N/A	N/A	0.18	N/A	200	200	500	✓	0.37	19	✓	N/A		

Location of consumer unit: Hallway cupboard Designation: DB 1 Prospective fault current at consumer unit (where applicable): (1.22) kA

TESTED BY Name (capitals): JAMES NORTON Position: QS Signature: [Signature] Date: 01/12/2021

TEST INSTRUMENTS (enter serial number against each instrument used)

Multi-function: 1001889887	Continuity: N/A	Insulation resistance: N/A	Earth fault loop impedance: N/A	Earth electrode resistance: N/A	RCD: N/A
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