

#### This Report is an important and valuable document which should be retained for future reference.

- 1. The purpose of this 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. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.
- 3. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
- 4. 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.
- 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 or persons 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 or persons 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'.
- **11.** Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. **For safety reasons it is important that this instruction is followed.**
- 12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
- 13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.
- 14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.



SECTION A Details of t	he client / person ordering the report.
Client Name:	ALEX TAYLOR
Address:	9, Whitehall Mansion Monkmoor Road SHREWSBURY
Postcode	SY2 5AP

#### **SECTION B** Reason for producing this report.

The period of time between inspections recommended by the previous EICR has expired, and the owner wishes to establish that the electrical installation is in a satisfactory condition for continued use.

<b>SECTION C</b> Details of the installation which is the subject of this report.						
Occupier:	ALEX TAYLOR	R				
Address:	9, Whitehall Ma Monkmoor Roa SHREWSBUR	ansion ud Y				
Postcode	SY2 5AP					
Description of premises		1 bedroom apartment.				
Estimated age of wiring system		20 years				
Evidence of alterations		Yes				
If yes, estimated age		5 years				
Installation records available? (Regul	lation 651.1)	No				
Date of last inspection		2018				

SECTION D Extent and limitations of inspection and testing.

Extent of the electrical installation covered by this report DISTRIBUTION BOARD AND FIXED WIRING. APPROXIMATELY 33% ENCLOSURES INSPECTED (5.17).

Agreed limitations including the reasons (Regulation 653.2) WIRING CONCEALED IN WALLS / UNDER FLOORS WILL BE TESTED BUT CONCEALED LENGTHS / ROUTES CANNOT BE INSPECTED / VERIFIED. THE REDUCED TARIFF SUPPLY IS NO LONGER ACTIVE AND WILL NOT BE INSPECTED.

Limitations agreed with *Client* 

Operational limitations including the reasons Limited access to the immersion element(s) due to location.

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (IET Wiring Regulation) as amended to 2022.

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 the inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.



#### **SECTION E** Summary of the condition of the installation.

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

The installation is generally in a satisfactory condition, although there are some minor recommendations for improvement (see Section K).

Th installation has been deemed unsatisfactory due to the exposed single insulation at the two wall lights in the lounge area. This is due to the design of the lights (not poor workmanship by the installer). There is not space within the fittings to adequately enclose this basic insulation, so new fittings would be required to remedy this non-compliance.

Single insulation is also exposed at cable termination of the fused main switch in the meter room. This room is kept locked with a key required for access, and this has, therefore, been noted as a recommendation for improvement.

The Distribution Board is a plastic board situated at the bottom of the stairs. RCD protection is provided by a single 30mA device, with the result that a single fault on any circuit (or a cumulative earth leakage) would result in the whole installation being isolated.

The control switch for the cooker and hob is immediately above the hob (it is recommended to be a minimum of 100mm from the edge of the hob to avoid thermal damage and to be accessible in the event of a pan fire), but there are no signs of thermal damage.

There is limited access to the hot water system and the immersion heater due to its location behind kitchen units.

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

# <u>UNSATISFACTORY</u>

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

#### **SECTION F** Recommendations.

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I 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" (code FI).

Observations classified as "Improvement recommended" (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I recommend that the installation is further inspected and tested by 24 *May 2034* or upon change of ownership / tenancy.



#### **SECTION G** Declaration.

I, being the person responsible for the inspection and testing of the electrical installation (as indicated by my signature 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 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:	Report authorised for issue by:			
Name	Tim Lutwyche	Name	Tim Lutwyche		
Signature	Tim Lutwyche	Signature	Tím Lutwyche		
	Shrewsbury Electrical Services	On babalf of	Shrewsbury Electrical Services		
On benuij oj	(.co.uk)	On benulj oj	(.co.uk)		
Position	Director	Position	Director		
Address	141, Monkmoor Road, Shrewsbury,	Address	141, Monkmoor Road, Shrewsbury,		
Address	SY2 5BB	Address	SY2 5BB		
Date	24/05/24	Date	24/05/24		

### **SECTION H** Schedules.

1 Inspection Schedule and 1 Schedules of Circuit Details and Test Results are attached. The attached schedules are part of this document and this report is valid only when they are attached to it.



SECTION I Supply characteristics and earthing arrangements						
Earthing arrangement <u>TN-C-S</u> Number and type of live conductors <u>No. of phases 1</u> <u>No. of wires 2</u>						
Nature of Supply Parameters	Nature of Supply Parameters					
Nominal Voltage, U/U <sub>o</sub> <u>240v</u> Nominal frequency, f <u>50Hz</u>						
Prospective fault current, $I_{pf}$ <u>2.54kA</u> External loop impedance, Ze <u>0.130</u>						
Supply protective Device Characteristics	<u>BS1361</u>	Rated Current 80A				

SECTION J Particulars of installation referred to in the report.							
Means of Earthing		Distributor's Facility					
Details of Installation Fouth Floates	Type <u><i>N/A</i></u>		Location <u>N/A</u>				
Details of Installation Earth Electro	de	Electrode r	esistance to eart	h <u>N/A</u>			
Main Protective Conductors	Material	Csa (mm <sup>2</sup> )	Verified	Water	Gas	Oil	
Earthing Conductor	<u>Copper</u>	<u>16</u>	<u>Y</u>	T.	<b>N</b> 7/4		
Main Protective Bonding Conductors	<u>Copper</u>	<u>16</u>	<u>Y</u>		<u>N/A</u>	<u>N/A</u>	
				Other <u>N/A</u>			
	BS 60947-3 (1	Fused Main Sw	vitch)	No of p	oles	<u>2</u>	
Main Switch / Switch Fuse	Current rating		<u>80A</u>	Voltage	Rating	<u>240v</u>	
	Location			<u>Meter Room</u>			
If RCD main switch	Rated reside	ual operating switch) I <sub>Δn</sub> =	g current (if <u>N/A</u>	Measured o main switch	perating time a) @ $I_{\Delta n} = N$	e (if RCD / <u>A</u>	
	Rated Time	$Delay = \underline{N/2}$	4				



#### SECTION K Observations.

Referri section	ng to the attached schedules of inspection and test results, and subject to the limitations specified at the <i>Extent and limitations of in</i> 3. No remedial action is required / The following observations are made (see below)	nspection and testing
Observ	ations (including schedule reference, as appropriate)	Classification Code
1.	(5.17) Basic insulation of conductor visible outside enclosure – lounge wall lights. (526.5)	C2
2.	(3.7) The protective bonding conductor (water) is not accessible. (543.3.2)	С3
3.	(4.9) Circuits are incorrectly labelled on the Distribution Board. (514.8.1 / 514.9.1)	С3
4.	(4.18) Single RCD providing additional protection for all circuits. (314.1)	С3
5.	(5.1) Live conductors not marked for the distribution way number. (134.1.3 / 514.3)	С3
6.	(5.17) Basic insulation of conductor visible outside enclosure – cable entry to fused main switch in meter room. Key required to gain access to room. (526.5)	С3
7.	(5.19) Cooker switch / socket outlet horizontal to free standing cooker / hob, less than industry guidance of 100mm, no signs of thermal damage. (512.2)	C3
8.	(5.20) Access to immersion heaters restricted by installation of fitted kitchen, limited access for testing / maintenance. (513)	C3
9.		
10.		

One of the following codes, as appropriate, has been allocated to each of the observations made above (Section K) 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.

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# **Condition Report Inspection Schedule**

OUTCOMES	ACCEPTABLE CONDITION	~	UNACCEPTABLE CONDITION	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	Lim	Not applicable	N/A
ITEM No.					DESCR	IPTION							Ουτο	OME

1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)	
1.1	Service cable	$\checkmark$
	Service head	$\checkmark$
	Earthing arrangement	$\checkmark$
	Meter tails	$\checkmark$
	Metering equipment	$\checkmark$
	Isolator (where present)	N/A
	Person ordering work /duty holder notified (Delete as appropriate)	N/A
1.2	Consumer's isolator (where present)	$\checkmark$
1.3	Consumer's meter tails	$\checkmark$

2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A
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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)	$\checkmark$
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 (514.13.1)	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	$\checkmark$
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	$\checkmark$
3.6	Confirmation of main protective bonding conductor sizes (544.1)	$\checkmark$
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	СЗ
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	N/A

4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)	
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)	$\checkmark$
4.2	Security of fixing (134.1.1)	$\checkmark$
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	$\checkmark$
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	N/A
4.5	Enclosure not damaged / deteriorated so as to impair safety (651.2)	$\checkmark$
4.6	Presence of main linked switch (as required by 462.1.201)	$\checkmark$
4.7	Operation of main switch (functional check) (643.10)	$\checkmark$
4.8	Manual operation of circuit-breakers and RCD's to prove disconnection (643.10)	$\checkmark$
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	С3
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	$\checkmark$

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4.11	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)	N/A
4.12	Presence of other required labelling (please specify) (Section 514)	N/A
4.13	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) Maximum Demand within acceptable limits (311.1)	$\checkmark$
4.14	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	$\checkmark$
4.15	Protection against mechanical damage where cables enter consumer unit / distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	$\checkmark$
4.16	Protection against electromagnetic effects where cables enter consumer unit / distribution board (521.5.1)	N/A
4.17	RCD's provided for fault protection – includes RCBO's (411.4.204; 411.5.2; 531.2)	N/A
4.18	RCD's provided for additional protection – includes RCBO's (411.3.3; 415.1)	СЗ
4.19	Confirmation of indication that SPD is functional (651.4)	N/A
4.20	Confirmation that all conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	$\checkmark$
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	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)	СЗ
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM
5.3	Condition of insulation of live parts (416.1)	$\checkmark$
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A
	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)	$\checkmark$
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	$\checkmark$
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	$\checkmark$
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; Section 543)	$\checkmark$
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	$\checkmark$
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	LIM
5.11	Cables concealed under floors, above ceilings or in walls / partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i> ) (522.6.204)	LIM
5.12	Provision of additional protection by RCD not exceeding 30mA:	
	For all socket outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	$\checkmark$
	For supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	$\checkmark$
	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	LIM
	For cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)	LIM
	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	$\checkmark$
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	LIM
5.14	Band II cables segregated / separated from Band I cables (528.1)	LIM
5.15	Cables segregated / separated from communications cabling (528.2)	LIM
5.16	Cables segregated / separated from non-electrical services (528.3)	LIM

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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 point of entry to enclosure (glands / bushes etc) (522.8.5)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (612.2(v))	✓
5.19	Suitability of accessories for external influences (512.2)	СЗ
5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)	СЗ
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓

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 supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 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 accessories and control gear etc for a particular zone (701.512.3)	✓ <i>✓</i>
6.8	Suitability of current-using equipment for a particular position within the location (701.55)	$\checkmark$

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

8.0	PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)	
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional	N/A
	inspection items should be added to the checklist.	

Inspected by: <u>TIM LUTWYCHE</u>

Signature: <u>T R Lutwyche</u>

Date: <u>24/05/24</u>