

1 DETAILS OF THE PERSON ORDERING THE REPORT

Client: Gemma Watson

Address:

2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:
Landlords safety report.

Date(s) on which inspection and testing was carried out: 04/10/2022

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

Installation Address: 20 Well field Court, Murton, Seaham, SR7 9ND

Estimated age of wiring system:	10 years	Evidence of additions/ alterations:	No	if yes, estimated age:	N/A years
Installation records available? (Regulation 651.1)	N/A	Date of last inspection:	N/A		

4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:
20% of the installation in accordance with item 3.8.2 of Guidance Note 3.

Agreed limitations including the reasons (see Regulation 653.2):
20%. No Lifting of floor boards or inspection of loft space.

Agreed with: landlord

Operational limitations including the reasons:
20%

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.

5 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

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 '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.

7

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

N/A There are no items adversely affecting electrical safety

or

✓ The following observations and recommendations are made

[illegible]

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

Immediate remedial action required for items: N/A

Urgent remedial action required for items: N/A

Improvement recommended for items:	1
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Further investigation required for items: N/A

8 GENERAL CONDITION OF THE INSTALLATION

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

9 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 4 of this report.

Trading Title: Safety 1st Electrical

Address: 12 Bankside
The Watermark
Gateshead

Registration Number (if applicable): NAP161368

Telephone Number: 0191 338 8791

Postcode: NE11 9SY

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: Anthony Wrightson

Position: Electrician

Signature: *Anthony Wrightson*

Date: 04/10/2022

10 TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	Megger MFT 1741 1008123102039543	Earth electrode resistance:	Megger MFT 1741 1008123102039543
Insulation resistance:	Megger MFT 1741 1008123102039543	Earth fault loop impedance:	Megger MFT 1741 1008123102039543
Continuity:	Megger MFT 1741 1008123102039543	RCD:	Megger MFT 1741 1008123102039543

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors				Nature of Supply Parameters		Supply Protective Device	
TN-S N/A	1-phase (2 wire):	✓	1-phase (3 wire):	N/A	Nominal voltage(s):	U: 240 V U ₀ : 230 V	BS(EN):	1361 Fuse HBC
TN-C-S ✓	3-phase (3 wire):	N/A	3-phase (4 wire):	N/A	Nominal frequency, f:	50 Hz	Type:	2
TT N/A	Other:		N/A		Prospective fault current, I _{pf} :	1.04 kA	Rated current:	LIM A
	Confirmation of supply polarity: ✓				External earth fault loop impedance, Z _e :	0.22 Ω	Short-circuit capacity:	33 kA

12 PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing			Details of Installation Earth Electrode (where applicable)			
Distributor's facility:		✓	Type:	N/A	Location:	N/A
Installation earth electrode:		N/A	Resistance to Earth:	N/A Ω	Method of measurement:	N/A
Maximum Demand (Load):			Protective measure(s) against electric shock:		N/A	
Main Switch / Switch-Fuse / Circuit-Breaker / RCD						
Type	BS(EN): 60947-3 Isolator		Current rating:	100 A	Supply conductors material:	Copper
Number of poles:	2		Fuse/device rating or setting:	A	Supply conductors csa:	25 mm ²
			Voltage rating:	240 V	If RCD main switch:	
					Rated residual operating current (I _{Δn}):	N/A mA
					Rated time delay:	N/A ms
					Measured operating time (at I _{Δn}):	N/A ms
Earthing and Protective Bonding Conductors						
Earthing conductor			Connection/continuity verified:		Bonding of extraneous-conductive parts	
Conductor material:	Copper	csa: 16 mm ²	✓		To water installation pipes:	✓
Main protective bonding conductors			Connection/continuity verified:		To oil installation pipes:	N/A
Conductor material:	Copper	csa: 10 mm ²	✓		To structural steel:	N/A
					To gas installation pipes:	✓
					To lightning protection:	N/A
					To other service(s):	N/A

13 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO 100A SUPPLY			
Item	Description	Comment	Outcome
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION 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	Pass
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	Pass
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	C3
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	Pass
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A	Pass
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

OUTCOMES

Acceptable condition	PASS	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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14 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Comment	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	N/A
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	Pass
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	N/A
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	Pass
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 exceeding 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	Pass
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A	LIM
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	LIM
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	N/A	Pass

OUTCOMES

Acceptable condition	PASS	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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15 INSPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Comment	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	Pass
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	Pass
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	Pass
5.17	Termination of cables at enclosures - indicate extent of sampling in Section 4 of the report (Section 526)		
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	N/A
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	Pass
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 separately the results of particular inspections applied.)		
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

OUTCOMES

Acceptable condition	PASS	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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