

TIS 1903

ELECTRICAL INSTALLATION CONDITION REPORT

A) DETAILS OF THE PERSON ORDERING THE REPORT

Client & Address

Base Services

B) REASON FOR PRODUCING THIS REPORT

Landlord safety check

Date(s) on which inspection and testing were carried out

1/6/22

C) DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier & Address

FLATS 25, 39 and 42
Focus Building
Liverpool

Postcode

Description of premises: Domestic ☒

Commercial ☐

Industrial ☐

Other
(include brief description)

Estimated age of wiring system

10

years

Evidence of additions alterations: Yes ☐

No ☒

Not apparent ☐

If yes estimated age

years

Records of installation available (Regulation 651.1)

YES ☐

NO ☒

Date of previous inspection

D) EXTENT OF THE INSTALLATION AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

100% inspection test on flats 25, 39 and 42.

Agreed limitations including the reasons (see Regulation 653.2)

No Access to mains room

Agreed with

Operational limitations including the reasons (see page number)

N/A

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671 : 2018 (IET Regulations) as amended to 2008. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector. An inspection should be made within accessible roof space housing other electrical equipment.

E) SUMMARY OF THE CONDITION OF THE INSTALLATION

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

SATISFACTORY

Overall assessment of the installation

SATISFACTORY / UNSATISFACTORY*
(Delete as appropriate)

*An 'Unsatisfactory' assessment indicates that dangerous (C) and/or potentially dangerous (CODE C2) conditions have been identified.

Please see the 'Notes for Recipients'

F) RECOMMENDATIONS

Where the overall assessment of suitability of the installation for continued use is stated as **UNSATISFACTORY**, I / we recommend that an 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 F1). 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 **116127** (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 on page 1 (see C), 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 of the installation and the limitations in Section D of this report.

INSPECTED AND TESTED BY:

Name (Capitals) **R. BLACK**
 Signature 
 For/on behalf of **Wirrelec Hd**
 Position **Q3**
 Address **8 Bletchley Ave
Wallasey**
 Date **116127**

REPORT AUTHORISED FOR ISSUE BY:

Name (Capitals)
 Signature
 For/on behalf of
 Position
 Address
 Date

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.

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes and enter details, as appropriate

Earthing arrangements	Number and Type of Live Conductors		Nature of Supply Parameters		Supply Protective Device
☐ C ☐ S ☒ S ☐ TT ☐ TT	AC ☒ 1-phase (2 wire) ☒ 2-phase (3 wire) ☐ 3-phase (3 wire) ☐ 3-phase (4 wire) ☐	DC ☐ 2-wire ☐ 3-wire ☐ Other ☐	Nominal voltage: U_n / U_0 (V) 230 Nominal frequency: f_n (Hz) 50 Prospective fault current: I_{pf} (kA) ☐ External loop impedance: Z_e (Ω) ☐	BS (EN) 1361 Type II Rated current 80 A	
Confirmation of supply polarity ☒			Notes: (1) by enquiry (2) by enquiry or by measurement		
sources of supply (as detailed on attached schedule) N/A					

Please see the 'Guidance for Recipients on the Classification codes' on the reverse of this page

J) PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Tick boxes and enter details, as appropriate

Means of Earthing

Distributor's facility



Details of Installation Earth Electrode (where applicable)

Installation earth electrode

Type

N/A

Location

N/A

Resistance to earth

N/A

Main Protective Conductors

Earthing conductor

Conductor material

COPPER

Conductor size

16

mm²

Continually supervised



(c)

Water installation pipes



Lighting Protection



OK installation pipes



Structural Steel



Good installation pipes



Other (specify)



Main protective bonding conductors (to extraneous-conducting parts)

Conductor material

COPPER

Conductor size

10

mm²

Continually supervised



(c)

Main Switch / Switch-Fuse / Circuit Breaker / RCD

Location

CUPBOARD IN KITCHEN

Current rating

100

A

Rated residual operating current (I_{Δn})

N/A

mA

BS (EN)

60947

Fuse / device rating or setting

100

A

Rated time delay

N/A

ms

No of poles

2

Voltage rating

230

V

Measured operating time

N/A

ms

K) OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:

No remedial action is required



The following observations are made



(see below):

OBSERVATION(S) Include schedule reference, appropriate

Classification Code

4.4 - Plastic DIB

C3

of the following codes, as appropriate, has allocated to each of the observations made to indicate to the person(s) responsible for the 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 required'
- Code C4 'Further investigation required without delay'

CONDITION REPORT INSPECTION SCHEDULE

NOTE: This form is suitable for many types of installation, not exclusively domestic.

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	DESCRIPTION							OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section II of the Condition Report)				
1.0	Extrenal condition of intake equipment (visual inspection only)											
1.1	Service cable							✓				
1.2	Service head							✓				
1.3	Earthing arrangement(s)							✓				
1.4	Meter tails							✓				
1.5	Metering equipment							✓				
1.6	Isolator (where present)							✓				
2.0	Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)											
3.0	Earthing and bonding arrangements (411.3; Chapter 54)											
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)							✓				
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)							✓				
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)							✓				
3.4	Confirmation of adequate earthing conductor size (542.3; 543.1.1)							✓				
3.5	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET) (543.3.2)							✓				
3.6	Confirmation of adequate main protective bonding conductor sizes (544.1)							✓				
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)							✓				
3.8	Accessibility and condition of other protective bonding conductor connections (543.3.1; 543.3.2)							✓				
4.0	Consumer unit(s) / Distribution board(s)											
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)							✓				
4.2	Security of fixing (134.1.1)							✓				
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)							✓				
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)							✓				
5	Enclosure not damaged/deteriorated so as to impair safety (651.2)							✓				
	Presence of main linked switch (as required by 462.1.201)							✓				
	Operation of main switch/functional check (643.10)							✓				
	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)							✓				
	Correct identification of circuits and protective devices (514.8.1; 514.9.1)							✓				
	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)							✓				
	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)							✓				
	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)							✓				
	Presence of other required labelling (please specify) (Section 514)							✓				
	Compatibility of protective device(s), base(s) and other components; correct type and rating (signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)							✓				
	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)							✓				
	Protection against mechanical damage where cables enter consumer unit/distribution board (514.1; 522.8.1; 522.8.5; 522.8.11)							✓				
	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)							✓				
	Devices provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)							✓				
	Devices provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)							✓				
	Information of indication that SPD is functional (651.4)							✓				
	Information that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure (526.1)							✓				
	Earthing arrangements where a generating set operates as a switched alternative to the public supply (551.6)							✓				
	Earthing arrangements where a generating set operates as a switched alternative to the public supply (551.6)							✓				

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	DESCRIPTION							OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)			

5.0 Final circuits

- 5.1 Identification of conductors (514.3.1)
- 5.2 Cables correctly supported throughout their run (521.10.202; 522.8.5)
- 5.3 Condition of insulation of live parts (416.1)
- 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)
- 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)
- 5.6 Co-ordination between conductors and overload protective devices (433.1; 533.2.1)
- 5.7 Adequacy of protective devices; type and rated current for fault protection (411.3)
- 5.8 Presence and adequacy of circuit protective conductors (411.3.1; Section 543)
- 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)
- 5.10 Concealed cables installed in prescribed zones (see Section D. *Extent and limitations*) (522.6.202)
- 5.11 Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. *Extent and limitations*) (522.6.204)
- 5.12 Provision of additional requirements for protection by RCD not exceeding 30mA
 - For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)
 - For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)
 - For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)
 - For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)
 - Final circuits supplying luminaires within domestic (household) premises (411.3.4)
- 5.13 Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)
- 5.14 Band II cables segregated/separated from Band I cables (528.1)
- 5.15 Cables segregated/separated from communications cabling (528.2)
- 5.16 Cables segregated/separated from non-electrical services (528.3)
- 5.17 Termination of cables at enclosures (extent of sampling indicated 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 an enclosure (526.8)
 - Connections of live conductors adequately enclosed (526.5)
 - Adequacy of connection at point of entry to enclosure (gland, bush or similar) (522.8.5)
- 5.18 Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))
- 5.19 Suitability of accessories for external influences (512.2)
- 5.20 Adequacy of working space / accessibility to equipment (132.12; 513.1)
- 5.21 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)

6.0 Installation(s) containing a bath or shower

- 6.1 Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (704.411.3.3)
- 6.2 Not used as a protective measure, requirements for SELV or PELV met (704.414.4.5)
- 6.3 Ear sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)
- 6.4 Presence of supplementary bonding conductors, unless not required by BS 7671 : 2018 (701.415.2)
- 6.5 Voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1 (701.512.3)
- 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 controlgear etc. for a particular zone (701.512.3)
- 6.8 Suitability of current-using equipment for particular zone (701.55)

7.0 Part 7 special installations or locations

Other special installations or locations present, if any, and separately the results of particular inspections applied)

ON BY:

R. Black

Signature

Date

11/6/22

IS 1905

SCHEDULE OF TEST RESULTS - CONTINUATION

IG reference no: FLAT 42 Focus
 Location: Bedroom Carboard
 at DB (Ω): 0.12
 at DB (kA): 1.9
☒ Direct supply polarity confirmed
☒ Phase sequence confirmed (where appropriate)

Details of circuits and/or installed equipment vulnerable to damage when testing
None

Details of test instruments used (state serial and/or asset number)
 Continuity: MFT 1741
 Insulation resistance: MFT 1741
 Earth fault loop impedance: MFT 1741
 RCD: MFT 1741
 Earth electrode resistance: N/A

TESTED BY: [Signature] Date: 11/6/22
 Name: R. Black
 (PRINTED)

Circuit number	Circuit Description	Protective Device					Conductor Details					Test Results					Remarks (continue on a separate sheet if necessary)		
		BS (EN)	Type	Rating (A)	Breaking Capacity (kA)	RCD I _{Δn} (mA)	Maximum permitted Z _s (Ω*)	Reference Method	Live (mm ²)	CPC (mm ²)	Ring final circuit continuity (Ω)	Continuity (R ₁ + R ₂) or R _s	Insulation Resistance (MΩ)	Polarity	Z _s (Ω)	RCD test button operation		Manual AFDD test button operation	
1	Cooker	6098	B	32	6	30		A	6	2.5	-	-	500	✓	0.24	25	✓	N/A	
2	Heaters	6098	B	32	6	30		A	2.5	1.5	-	-	500	✓	0.38	25	✓	N/A	
3	Immersion	6098	B	16	6	30		A	2.5	1.5	-	-	500	✓	0.30	25	✓	N/A	
4	Immersion	6098	B	16	6	30		A	2.5	1.5	-	-	500	✓	0.30	25	✓	N/A	
5	Vent Unit	6098	B	10	6	30		A	1.5	1.0	-	-	500	✓	0.38	25	✓	N/A	
6	Lights	6098	B	6	6	30		A	1.5	1.0	-	-	500	✓	1.07	25	✓	N/A	
7	TV Booth	6098	B	6	6	30		A	1.5	1.0	-	-	500	✓	0.28	25	✓	N/A	
8	Stairs	6098	B	6	6	30		A	1.5	1.0	-	-	500	✓	0.69	25	✓	N/A	
9	Kit Sinks	6098	B	32	6	30		A	2.5	1.5	-	-	500	✓	0.20	19	✓	N/A	
10	Sinks	6098	B	32	6	30		A	2.5	1.5	-	-	500	✓	0.37	19	✓	N/A	
11	Towel Rails	6098	B	16	6	30		A	2.5	1.5	-	-	500	✓	0.50	19	✓	N/A	

*The maximum permitted earth fault loop impedance value stated in column 8 is taken from a source other than the tabulated values given in Chapter 41 of this Standard

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SCHEDULE OF TEST RESULTS - CONTINUATION

Details of test instruments used (state serial and/or asset numbers)

Continuity MFT 1741
 Insulation resistance MFT 1741
 Earth fault loop impedance MFT 1741
 RCD MFT 1741
 Earth electrode resistance

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

None

DB reference no: R41 25 FOCUS

Location: CROFTON RD 20R

Zs at DB (Ω) 0.06

Ipf at DB (kA) 3.65

Correct supply polarity confirmed ☒Phase sequence confirmed (where appropriate) ☒

TESTED BY:

Signature

Date 11/6/22

Name

R Brack

Circuit Details

Protective Device

Conductor Details

Ring final circuit continuity (Ω)

Continuity (Ω)

Insulation Resistance (MΩ)

Polarity

Zs (Ω)

RCD

AFDO

Remarks

(continue on a separate sheet if necessary)

Circuit number

Circuit Description

BS (EN)

Type

Rating (A)

Breaking (kA)

RCD type (mA)

Maximum Zs (Ω)

Reference Method

Live (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

CPE (mm²)

* Where the maximum permitted fault loop impedance value stated in column 9 is taken from a source other than the tabulated values given in Chapter 41 of this Standard, state the source of the data in the appropriate cell for the circuit in the Remarks column (Table 25) of the schedule.

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