



ELECTRICAL INSTALLATION CONDITION REPORT

Requirements For Electrical Installations - BS 7671 IET Wiring Regulations

Report Reference: 10938727

1. DETAILS OF THE PERSON ORDERING THE REPORT

Client: Fresh Property Group
Address: London Office, First Floor 7-9 Swallow Street, London, W1B 4DE

2. REASON FOR PRODUCING THIS REPORT

Reason for producing this report:
Electrical installation condition report to assess the condition of the installation and its suitability for safe and continued use and compliance with BS 7671.

Date(s) on which inspection and testing was carried out: 27/08/2019

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

Installation Address: Spring mew FSL, 10 Tinworth Street, London, England , SE11 5AL

Description of premises:	Domestic	N/A	Commercial	N/A	Industrial	N/A	Other:	Student accommodation
Estimated age of wiring system:	6	years	Evidence of additions/alterations:	Yes	if yes, estimated age:	3	years	
Installation records available? (Regulation 651.1)	Yes		Date of last inspection:	15/05/2014				

4. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

Visual inspection of premises supplemented by metered test to include continuity, polarity, earth fault loop impedance, insulation resistance and RCD tests where possible on 100% of all accessible areas. 10% of accessories internally inspected. Inspection and testing undertaken in accordance with IET Guidance note 3.

Agreed limitations including the reasons (see Regulation 653.2):

No testing to be carried out on vulnerable equipment such as security and fire alarms. Limitation to circuits above three meters. R1 + R2 readings have been made by calculation. Insulation resistance tests have been recorded as a limitation where engineers have been unable to verify all accessories and lamps had been disconnected and where inappropriate to isolate supply.

Agreed with: Danny Nash

Operational limitations including the reasons:

Unable to identify earthing arrangement due to no access to substation. External earth fault loop impedance has been taken from first accessible point. Reading taken while main earth still connected due to being unable to shut down electric to disconnect. Number of points served are approximations.

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 2018.

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*:

UNSATISFACTORY

* 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

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.