

Electrical Installation Appraisal Report

Part 1: Details of the contractor, client and installation

Details of the contractor

Solid Electrical Limited
123 Capital Business Centre
Carlton Road
South Croydon
Surrey
CR2 0BS

Details of the client

Mr and Mrs Jones
A House
The Street
Some Town

Details of the installation

The Property
Our Road
This Town

Part 2: Reason for the Preparation of the Report

Request by the tenant after observing the electrical installation while an electrician was making some repairs to the oven circuit in the kitchen.

Part 3: Summary of the Report on the Condition of the Installation

The installation has been poorly constructed and requires some urgent attention to improve the safety to users.

The overall assessment of this installation is **Unsatisfactory**

* An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 12, or that Further Investigation (CODE FI) without delay is required.

Part 4: Limitations

This report has been prepared on the information provided tenant name who took photographs while an electrician was working in the kitchen. There has been no other physical inspection or testing of the electrical installation.

All information that has been provided has been shown within this report.

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Part 5: Previous Inspections

There is no record of a previous inspection in the information provided.

Part 6: Source of information

The information used to prepare this report was supplied by: **Tenant's Name** on **15/11/2022**

Part 7: Supply Characteristics and Earthing Arrangements

System type:

TNS: - TN-C-S: Y TT: -

Other:

Supply Protective Device:

Type: LIM
 Rating: LIM

Part 8: Particulars of Installation

Means of Earthing:

Distributor Y Earth Rod N/A

Visual Confirmation of:

Main Earthing Conductor Y Water Bonding N Gas Bonding N

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

Type: BS (EN) 60947-3 Location: Main Consumer Unit
 No. of poles: 2 Rating / setting of device: N/A
 Current rating: 100A Voltage rating: 240V

Where an RCD is used as the main switch
 RCD rated residual operating current, N/A mA

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Part 9: Recommendations

It is recommended that the faults identified are rectified. It is also recommended that an Electrical Installation Condition Report is prepared for this property. This will be to investigate the remainder of the installation for further defects. From the observations made, it has been assumed that the property does not have a current EICR. All rental properties are required to have a current EICR or installation certificate.

Part 10: Next Inspection

Subject to the necessary remedial work being carried out, it is recommended that an Electrical Installation Condition Report (EICR) is prepared for this property after a period of not more than 1 month.

The reason for this recommendation is: There are a number of observations that would not allow for a satisfactory EICR to be issued and this report has been based on a limited inspection of the installation. Further defects may exist in areas that have not been inspected.

Part 11: Declaration

I being the person responsible for the visual-only remote inspection of the electrical appraisal (as indicated by my signature below), particulars of which are described in PART 1, having exercised reasonable skill and care when carrying out the appraisal, hereby declare that the information in this report, including the observations and any attached pages, provides an accurate assessment of the condition of the electrical installation taking into account the limitations of a visual-only remote inspection.

Name (capitals): MR KIERAN PYE

Signature:



Date: 16th November 2022

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Part 12: Observations

Number	Details	Fig	Code	Regulation
1	Oven is mounted proud of oven housing. Security of fixing of concern.	1,2	FI	133.3 Conditions of Installation 134.1.1 Erection of Installation
2	Potential overload of socket for oven. The oven power rating is unknown and may exceed the 13A rating of the plug and socket.	3,5,6	FI	433.1 Coordination between conductor and overload protective device
3	Isolators inaccessible behind fridge/freezer. These control the oven/hob and	4	C2	513.1 Accessibility of equipment 537.3.3.6 Devices for emergency switching
3	Isolators behind fridge/freezer not secured. Screws are in front of the switches. Mounting boxes not secured	18,19	C2	134.1.1 Erection of Installation
4	Consumer unit has missing blank, causing failure of IP rating. Incorrect blanks installed in cover of consumer unit.	9,10	C1	416.2.1 Access to live parts within enclosures
5	Consumer unit of plastic construction under wooden staircase with no signs of overheating	9,10	N/A	421.1.201 Consumer units must be on non-combustible material
6	Loose cables near gas meter. These have been returned to the trunking during our visit.	12,13,20	C2	134.1.1 Erection of Installation
7	Connection of CPC and Neutral conductors in consumer unit are not in the correct locations.	10	C2	134.1.1 Erection of Installation
8	Unenclosed cable joint above kitchen cabinets	14	C2	526.5 Enclosures for termination of joints.
9	Isolators behind fridge/freezer control multiple items of equipment. Individual isolation is not present. Risk of overload of switch.	N/A	C2	433.1 Coordination between conductor and overload protective device

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Part 12: Observations Continued

10	Service head seals have been damaged or removed and not replaced. Risk of electric shock.	11	C2	642.3 Basic protection
11	Exposed copper on neutral meter tail within consumer unit	10	C2	134.1.1 Erection of Installation
12	Exposed insulation on oven flex.	6	C2	134.1.1 Erection of Installation
13	Unsecured cables behind fridge/freezer	17,18	C2	134.1.1 Erection of Installation 522.8.4 Support of cables 522.8.5 Support of cables

Part 13: Notes for this Installation

This installation contains an RCD which should be tested six-monthly. There is further guidance about the testing of the RCDs within Part 10: Guidance for Recipients

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Part 14: Guidance for Recipients

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

1. The purpose of the report is to provide an appraisal, so far as reasonably practicable, and to advise on whether or not the electrical installation is in a satisfactory condition for continued service (See Part 3) from the information provided. The report should identify any damage, deterioration, defects and/or conditions which may give rise to danger. (See Part 12)
2. The report should be retained in a safe place and could 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 so far as the information provided allows.
3. Part 4 Extent and Limitations should identify fully the extent of the installation covered by this report and any limitations on the inspection. 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.
4. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment will have been encountered during the inspection as the information is limited to that provided by the client of their agent.
5. For safety reasons the electrical installation should be physically inspected at appropriate intervals by a skilled person or persons, competent in such work. This report does not provide a substitute for a physical inspection.
6. 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.
7. 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 and an automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
8. Where the installation includes a surge protection device (SPD) the status indicator should be checked to confirm that 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.
9. 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.

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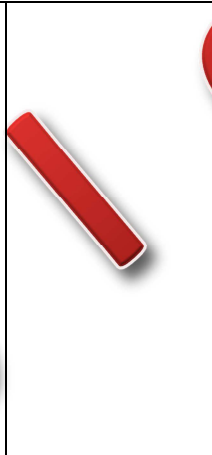

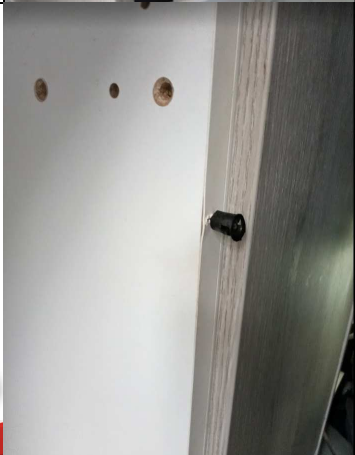
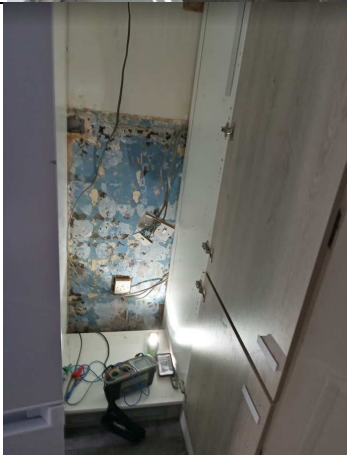
Classification of Observations.

For items classified in Part 8 each will be assigned a classification to determine the severity of the observation. The following defines the classifications used within this report:

For items classified as:

- **C1 "Danger Present"** – the safety of those using the installation is at risk. It is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
- **C2 "Potentially Dangerous"** – the safety of those using the installation may be at risk. It is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency
- **FI "Further Investigation"** . The inspector has revealed an apparent deficiency which may results in a code C1 or C2, and could not, due to the extent or limitations on 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.

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<p>Fig 1 Damaged Oven Fixings left</p>				<p>Fig 3 Double socket for oven and hob</p>			
<p>Fig 2 Damaged Oven Fixings right</p>				<p>Fig 4 Isolators behind fridge/freezer</p>			

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Fig 5.
Double socket
supplying oven
and hob



Fig 7,
Isolators not
secured to wall

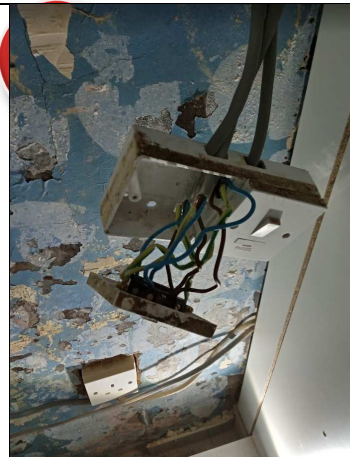
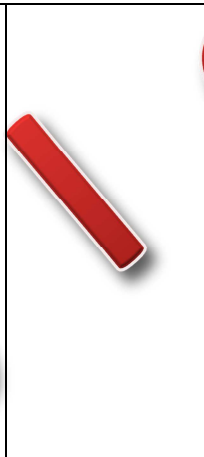


Fig 6.
Socket for oven
and hob

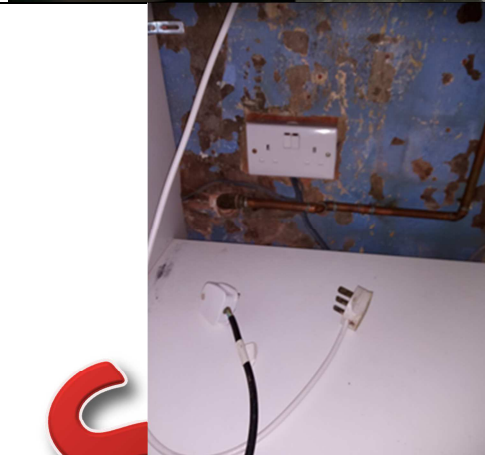
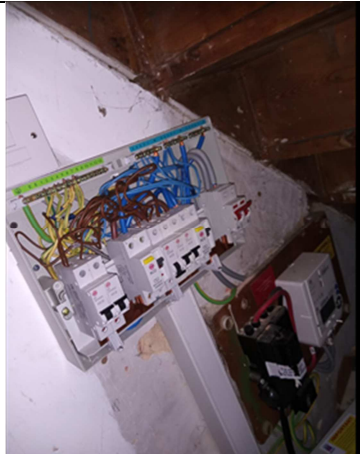

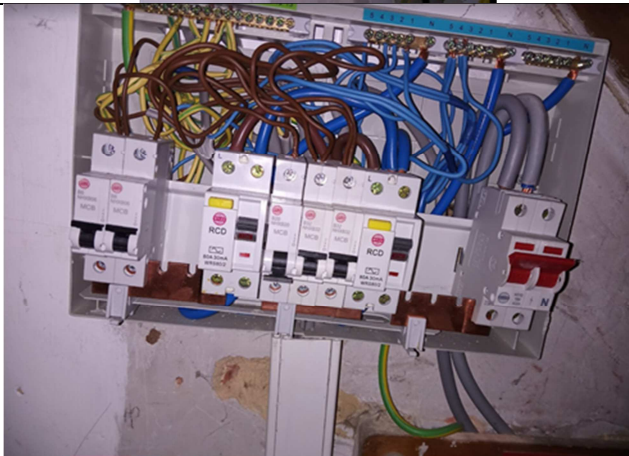



Fig 8.
Isolator cables



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<p>Fig 9. Consumer unit</p>		<p>Fig 11 Consumer unit and service head</p>	
<p>Fig 10. Consumer unit</p>		<p>Fig 12 Cables above gas meter</p>	

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Fig 13
Cables and
Trunking by gas
meter

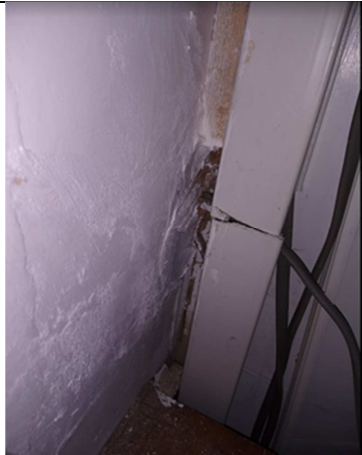


Fig 15
Kitchen




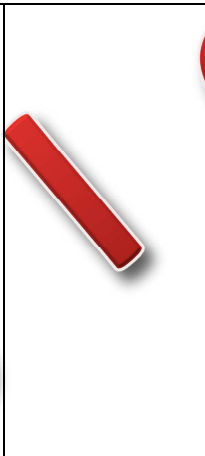



Fig 14
Cable joint
above cabinet



Fig 16
Oven
plug



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<p>Fig 17 Cables behind fridge/freezer</p>				<p>Fig 19 Sockets with visible screws.</p>			
<p>Fig 18 Behind fridge/freezer</p>				<p>Fig 20 Trunking closed after work</p>			

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Fig 21
Socket with
grease

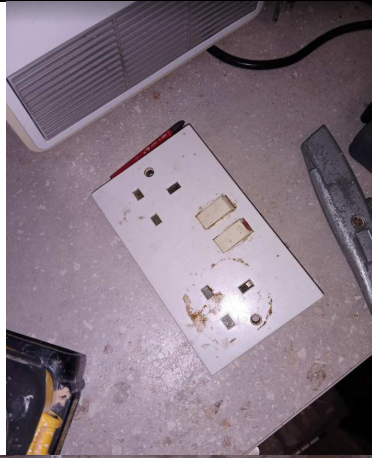


Fig 22
Washing
machine socket



Sample