

ELECTRICAL INSTALLATION CONDITION REPORT - UP TO 100A SUPPLY Requirements For Electrical Installations - BS 7671

2351706 Certificate Number:

DETAILS OF THE PERSON (ORDERING THE REPORT
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Client: CONDOR PROPERTIES

MILL HOUSE, LUGG BRIDGE MILL, HEREFORD, HR1 3NA Address:

REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

Landlords safety report.

Date(s) on which inspection and testing was carried out:

09/02/2023

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

3 INFIRMARY RD, ABERYSTWYTH, SY23 2BF Installation Address:

Estimated age of wiring system:

years

Evidence of additions/

alterations:

if yes, estimated age:

N/A years

Installation records available? (Regulation 651.1)

No

Date of last inspection:

06/02/2020

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

50% of the installation in accordance with item 3.8.4 of Guidance Note 3.

Agreed limitations including the reasons (see Regulation 653.2):

NO LIFTING OF FLOOR BOARDS. UNABLE TO INSPECT CABLING ENCLOSED IN THE FABRIC OF THE BUILDING. INSULATION RESISTANCE TAKEN BETWEEN LINE AND CPC CONDUCTORS ONLY

B TAYLOR Agreed with:

Operational limitations including the reasons:

NONE

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

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.

RECOMMENDATIONS

 $\sqrt{}$ here 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:

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.

OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

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':

✓ There are no items adversely affecting electrical safety

or

N/A The following observations and recommendations are made

Item No	C	Observations	Classification Code						
1	Inspection Schedule Item 4.4: Condition of 526.5) is recommended for improvement.	enclosure(s) in terms of fire rating etc (421.1.201;	C3						
One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the responsible for the installation the degree of urgency for remedial action.									
Risk	ger Present of injury. Immediate dial action required C2 Potentially dan Urgent remedial required	gerous C3 Improvement FI Further invacation recommended required w	estigation ithout delay						
Immedia	te remedial action required for items:	N/A							
Urgent re	emedial action required for items:	N/A							
Improve	ment recommended for items:	1							
Further i	nvestigation required for items:	N/A							

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9 DECLAR	ATION																			
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:	Condor Pro	operties																		
Address:	Mill House Lugg Bridg		rcester Rd				Registration Number N/A (if applicable):													
	Hereford					Tele	phone Numb	er:	01432 36727	6										
			Pos	stcode:	HR1 3NA															
For the INSPEC	CTION, TEST	TING AND	ASSESSME	ENT of the	e report:															
Name: E	Barrie Taylo	r Po	osition: Q	ualified S	Sunerviso	r Signatur	0.	- AP	Data: C	9/02/2023										
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1.0 INTAKE EQUIPMENT (VISUAL INSPECTION ONLY) An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome. 1.1.1 Service cable 1.1.2 Service head 1.1.3 Earthing arrangement 1.1.4 Meter tails 1.1.5 Metering equipment 1.1.6 Isolator (where present) Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dang situation, the person ordering the work and/or the dutyholder must be informed. It is strongly recommended that I person ordering the work informs the appropriate authority. For this section only, where inadequacies are found, at should be put against the appropriate letm and a comment made in Section 7. Has the person ordering the work / dutyholder been notified? 1.2 Consumer's isolator (where present) 1.3 Consumer's mater tails 2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551-6, 551.7) 3.0 EARTHING / BONDING ARRANGEMENTS (411.3: Chap 54) 3.1 Prosence 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 conductor size (543.3.3.1) 3.5 Accessibility and condition of earth protective bonding conductor sizes (644.1) 3.7 Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2) 4.8 Accessibility and condition of main protective bonding conductor sizes (644.1) 4.9 Condition of enclosure(s) in terms of fire rating etc (416.2) 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 fire rating etc (416.2) 4.4 Condition of enclosure(s) in terms of fire rating etc (416.2) 4.5 Presence of attendance and accessibility to consumer unit/distribution board (543.3.1) 4.6 Presence of other required tabelling (please specify) (Section 514) 4.10 Presence of other required tabelling (please s	utcome
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	Pass
522.8.1; 522.8.5; 522.8.11) Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	Pass
	N/A
4.18 RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	Pass
4.19 Confirmation of indication that SPD is functional (651.4)	N/A
terminals and are tight and secure (526.1)	Pass
(551.6)	N/A
	N/A
OUTCOMES Acceptable PASS Unacceptable C1 or C2 Improvement C3 Further FI Not N/V Limitation LIM Applicable Applicable C3 Investigation FI Verified N/V Limitation LIM Applicable Ap	le N/A

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12/11/	ISPECTION SCHEDULE FOR DOMESTIC & SIMILAR PREMISES WITH UP TO TODA'S	UPPLY												
Item	Description	Outcome												
5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)	Pass												
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	Pass												
5.3	Condition of insulation of live parts (416.1)	Pass												
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A												
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	Pass												
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	Pass												
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	Pass												
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	Pass												
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	Pass												
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	Pass												
5.10	Concealed cables installed in prescribed zones (see Section 4. 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 4. Extent and Limitations) (522.6.204)	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)	Pass												
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	Pass												
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	LIM												
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	LIM												
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	Pass												
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	Pass												
5.14	Band II cables segregated/separated from Band I cables (528.1)	LIM												
5.15	Cables segregated/separated from communications cabling (528.2)													
5.16	Cables segregated/separated from non-electrical services (528.3)	LIM												
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)	Pass												
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	Pass												
5.17.3	Connections of live conductors adequately enclosed (526.5)	Pass												
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	Pass												
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	Pass												
5.19	Suitability of accessories for external influences (512.2)	Pass												
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	Pass												
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	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)	Pass												
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	Pass												
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)	Pass												
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5m from zone 1 (701.512.3)	Pass												
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	Pass												
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	Pass												
6.8	Suitability of current-using equipment for particular position within the location (701.55)	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)													
7.1	N/A	N/A												
7.2 8.0	N/A PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S) Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection item:	N/A s should be												
8.1	added to the checklist below. N/A	N/A												
	N/A	N/A												
Inspect														
Name:	Position: Signature: Date:													
OUTCOM		lot I												
Acceptal condition		icable N/A												

1	DISTRIBUTION	BOARD	DET.	AIL	_S																										
DB reference: DB 1								Lo	cation:		Ε	NTR	ANCE	HALLW	ΑY			Supp	plied from:						Orio	gin					
Distribution circuit OCPD: BS (EN): 60947-3 Is							Iso	lator			-	Type:		Rating/Setting:					A No of ph							1					
SPD Details: Types: T1 N/A T2 N/A T3 N/A							N/A	N	I/A 🗸		Status indicator checked (whe functionality indicator present																				
	3.		~							sequence	0		Tui N/A	iction	anty man	cator	pres	sent,)			Zs at	+ DD-	().06 <u>c</u>	,	1	pf at I	DD:	0.5	36 ka
	mation of supply pol	-	-										IN/ /\									25 a	———			4	''	JI at 1	JБ.	0.0	JU KA
SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS CIRCUIT DETAILS																									>== A.I.						
/					Condi	uctor d		JETAI	(S)	Overcurr	ent n	rotect	ive dev	vice		RCD				Con	tinuity	(0)	I		ESULT I		>	Zs	RC	.D	AFDD
							Num	nber											Rina	final ci		R1+	-R2								
oer	Circuit desc	ription		Đ	Reference method	ō	anu	size	Max disconnect time permitted by BS7671				2	(a) s			ting					Oi	17.2	3	(MΩ)	(Ma)	\circ	(a)	E	Ę Ś	Manual test button operation (tick)
num			1	or wiring	nce n	er of served	nm ²)	(mm ²)	sconr ted b	-		3	ng ty (kA)	um ted Zs	9		operating it (mA)	3	(m)	utral)	€			oltage	- Live (Earth (ΜΩ)	y (tic	nm red (s	nection ms)	button ation (tick)	I test ion (t
Circuit number				lype o	efere	Number points se	Live (mm ²)	cpc (m	lax di ermit	BS (EN)	Туре	Rating	Breaking capacity (Maximum permitted	BS (EN)	Type	Rated current	Rating	r1 (line)	r _n (neutral)	r2 (cpc)	R1+R2	R2	Test voltage (V)	Live -	Live -	Polarity (tick)	Maximum measured (Disconnection time (ms)	Test bu	lanua perat
1 L1	MAIN SWITCH				N/A	N/A	N/A		N/A	60947-3		100		N/A	N/A		N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A	·	N/A	N/A	✓	N/A
2 L1	RCD MODULE			А	С	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	61008	AC	30	63	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	~	N/A	8.3	~	N/A
3 L1	SHOWER 2ND FLOOR	2		А	С	1	10	4	0.4	60898	В	40	6	1.09	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.28	N/A	500	> 200	> 200	~	0.34	8.3	~	N/A
4 L1	SOCKETS KITCHEN			А	С	10	2.5	1.5	0.4	60898	В	32	6	1.37	N/A	N/A	N/A	N/A	0.49	0.49	0.82	0.33	N/A	500	> 200	> 200	~	0.39	8.3	~	N/A
5 L1	SOCKETS 2ND FLOOR	?		А	С	16	2.5	1.5	0.4	60898	В	32	6	1.37	N/A	N/A	N/A	N/A	0.53	0.52	0.89	0.39	N/A	500	> 200	> 200	~	0.45	8.3	~	N/A
6 L1	SOCKETS LOUNGE			А	С	15	2.5	1.5	0.4	60898	В	32	6	1.37	N/A	N/A	N/A	N/A	0.47	0.47	0.79	0.28	N/A	500	> 200	> 200	~	0.34	8.3	~	N/A
7 L1	FIRE ALARM			0	С	1	1.5	1.5	0.4	60898	В	6	6	7.28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.02	N/A	500	> 200	> 200	~	0.08	8.3	~	N/A
8 L1	LIGHTING GROUND A	AND STAIRS		А	С	23	1.0	1.0	0.4	60898	В	6	6	7.28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.80	N/A	500	> 200	> 200	~	0.86	8.3	~	N/A
9 L1	RCD MODULE			А	С	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	61008	AC	30	63	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	~	N/A	22.7	~	N/A
10 L1	SHOWER 1ST FLOOR			А	С	1	10	4	0.4	60898	В	40	6	1.09	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.52	N/A	500	> 200	> 200	~	0.58	22.7	~	N/A
	A S FOR Thermoplas		B nermopla:				C ermopla			D Thermopla				E ermopla		Therm	F	tic	The	Germose	tting		Mine				(0 - Oth			
	E OF insulated/shear cables		cables ir etallic con				etallic o		t	cables i metallic tru				ables in			A cable			WA cal		in		d cable	es .			N/A			
	DETAILS OF TE																														
	ills of test instrumer	nts used (se			r ass 910		umbe	rs):									N	/ A				0						NI/A			
	unctional:					10						istance:				N/A						Continuity:				N/A					
	electrode resistance	<u> </u>			I/A				E	arth fault	1000	ımp	edar	ice:			IN	/A		RCD:								N/A			
	ESTED BY																				١							0.7	100	200:	
Name: Barrie Taylor				Position:						Qualified S		Signature:					<	₩P	_			Date: 09/02/2						3			

S	SCHEDULE OF CIRCUIT	DET	ΑI	LS A	AND) TE	ST F	RES	ULTS																					
DB r	eference:	DB	1					Loc	cation:		Εſ	VTR	ANCE	HALLWA	λY			Supp	olied	from:					Ori	gin				
		CIR	CUITI	DETAI	LS										TEST RESULT DETAILS															
			Conductor details 😠 Overcur							rent p	rotecti	ve dev	/ice		RCD				Con	tinuity	(Ω)		Insula	ation res	Zs	R	CD	AFDI		
Circuit number	Circuit description		Type of wiring	Reference method	Number of points served		cbc (mm ²)	Max disconnect time permitted by BS7671	BS (EN)	Туре	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Туре	Rated operating current (mA)	Rating (A)	Ring (line)	rn (neutral)	rz (cpc)	R1+R2	R ₂	Test voltage (V)	Live - Live (Ma)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
11 L1	COOKER		Α	С	2	6	2.5	0.4	60898	В	32	6	1.37	N/A		N/A				N/A			500	1	> 200		0.33		·	N/A
12 L1	SOCKETS 1ST FLOOR		Α	С	16	2.5	1.5	0.4	60898	В	32	6	1.37	N/A	N/A	N/A	N/A	0.48	0.47	0.79	0.50	N/A	500	> 200	> 200	~	0.56	22.7	~	N/A
13 L1	SOCKETS HALL & STAIRS		Α	С	4	4	2.5	0.4	60898	В	16	6	2.73	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.36	N/A	500	> 200	> 200	~	0.42	22.7	~	N/A
14 L1	LIGHTING 1ST & 2ND FLOORS		Α	С	27	1.0	1.0	0.4	60898	В	6	6	7.28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.18	N/A	500	> 200	> 200	~	1.24	22.7	~	N/A
15 L1	SPARE	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16	SPARE	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17	SPARE	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18	SPARE	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
19																														
	Δ	R				С			D				E			F			G			F) - O+b	or		
CODES FOR Thermoplastic Thermop TYPE OF insulated/sheathed cables WI RI NG cables metallic c		hermopla cables i	n		(ermople cables etallic	in	t	Thermopl cables metallic tru	in		(ermopla cables i			noplas A cable			rmose WA cal		in	Mine sulated	eral							

ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

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 5). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section 7).
- 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 4 (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 4.
- 7. For items classified in Section 7 as CI (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 7 as C2 (Potentially dangerous), the safety of those using the installation 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 7 that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code CI 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 7).
- 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 7 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.