

**ELECTRICAL INSTALLATION CONDITION REPORT**

|  |   |  |   |
|--|---|--|---|
| <p><b>SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT</b></p> <p>Name <u>Orchard &amp; Shipman</u></p> <p>Address <u>Melisa House, 3 Brand Place, Glasgow</u> Post Code: <u>G51 1DR</u></p>  |   |  |   |
| <p><b>SECTION B. REASON FOR PRODUCING THIS REPORT</b> <u>Electrical Inspection Report For Letting Purposes</u></p> <p>Date(s) on which inspection and testing was carried out <u>2-2-15</u></p>  |   |  |   |
| <p><b>SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT</b></p> <p>Occupier <u>Orchard &amp; Shipman</u></p> <p>Address <u>11 52 Clon Avenue, Drumcloy Glasgow</u> Post Code: <u>G15 6AA</u></p> <p>Description of premises (tick as appropriate)<br/>         Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other (include brief description) <input type="checkbox"/></p> <p>Estimated age of wiring system <u>30</u> years</p> <p>Evidence of additions / alterations Yes <input type="checkbox"/> No <input type="checkbox"/> Not apparent <input checked="" type="checkbox"/> If yes, estimate age ..... years</p> <p>Installation records available? (Regulation 621.1) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date of last inspection <u>15</u> (date)</p>   |   |  |   |
| <p><b>SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING</b></p> <p>Extent of the electrical installation covered by this report<br/> <u>Sampling of 25% of electrical installation tested</u></p> <p>Agreed limitations including the reasons (see Regulation 634.2) <u>No dismantling or lifting of floorboards</u></p> <p>Agreed with: <u>Client</u></p> <p>Operational limitations including the reasons (see page no.....) <u>Not practical to carry out dead testing due to property being occupied</u></p> <p>The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2008 (IET Wiring Regulations) as amended to <u>2011</u></p> <p>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 <b>not</b> been inspected unless specifically agreed between the client and inspector prior to the inspection.</p>  |   |  |   |
| <p><b>SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION</b></p> <p>General condition of the installation (in terms of electrical safety) <u>Good</u></p> <p>Overall assessment of the installation in terms of its suitability for continued use<br/>         SATISFACTORY / UNSATISFACTORY* (Delete as appropriate)</p> <p>*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.</p>   |   |  |   |
| <p><b>SECTION F. RECOMMENDATIONS</b></p> <p>Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I / we recommend that any 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'. Observations classified as 'Improvement recommended' (code C3) should be given due consideration.</p> <p>Subject to the necessary remedial action being taken, I / we recommend that the installation is further inspected and tested by <u>2-2-20</u> (date)</p>   |   |  |   |
| <p><b>SECTION G. DECLARATION</b></p> <p>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 D of this report.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"> <p>Inspected and tested by:</p> <p>Name (Capitals) <u>WILLIAM LYON</u></p> <p>Signature <u>[Signature]</u></p> <p>For/on behalf of <u>Lyon Electrical</u></p> <p>Position <u>Approved Electrician</u></p> <p>Address <u>1 Kirkland Close, Darvel, Ayrshire</u></p> <p>Post code <u>KA17 0JF</u> Date <u>2-2-15</u></p> </td> <td style="width:50%;"> <p>Report authorised for issue by:</p> <p>Name (Capitals) <u>WILLIAM LYON</u></p> <p>Signature <u>[Signature]</u></p> <p>For/on behalf of <u>Lyon Electrical</u></p> <p>Position <u>Approved Electrician</u></p> <p>Address <u>1 Kirkland Close, Darvel, Ayrshire</u></p> <p>Post code <u>KA17 0JF</u> Date <u>2-2-15</u></p> </td> </tr> </table> |   | <p>Inspected and tested by:</p> <p>Name (Capitals) <u>WILLIAM LYON</u></p> <p>Signature <u>[Signature]</u></p> <p>For/on behalf of <u>Lyon Electrical</u></p> <p>Position <u>Approved Electrician</u></p> <p>Address <u>1 Kirkland Close, Darvel, Ayrshire</u></p> <p>Post code <u>KA17 0JF</u> Date <u>2-2-15</u></p> | <p>Report authorised for issue by:</p> <p>Name (Capitals) <u>WILLIAM LYON</u></p> <p>Signature <u>[Signature]</u></p> <p>For/on behalf of <u>Lyon Electrical</u></p> <p>Position <u>Approved Electrician</u></p> <p>Address <u>1 Kirkland Close, Darvel, Ayrshire</u></p> <p>Post code <u>KA17 0JF</u> Date <u>2-2-15</u></p> |
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| <p><b>SECTION H. SCHEDULE(S)</b></p> <p><u>4</u> schedule(s) of inspection and <u>1</u> schedule(s) of test results are attached.</p> <p>The attached schedule(s) are part of this document and this report is valid only when they are attached to it.</p>  |   |  |   |



**CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY**

*Note: This form is suitable for many types of smaller installation not exclusively domestic.*

| OUTCOMES | Acceptable condition | ✓ | Unacceptable condition | State C1 or C2 | Improvement recommended | State C3 | Not verified   | NV | Limitation | LIM | Not applicable                              | N/A |
|----------|----------------------|---|------------------------|----------------|-------------------------|----------|--|----|------------|-----|---|-----|
| ITEM NO  | DESCRIPTION          |   |                        |                |                         |          | OUTCOME<br><i>(Use codes above. Provide additional comment where appropriate. C1, C2 and C3 coded items to be recorded in Section K of the Condition Report)</i> |    |            |     | Further investigation required?<br>(Y or N) |     |

|            |  |  |  |  |  |  |     |  |  |  |  |  |   |
|------------|--|--|--|--|--|--|-----|--|--|--|--|--|---|
| <b>1.0</b> | <b>DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT</b> |  |  |  |  |  |     |  |  |  |  |  |   |
| 1.1        | Service cable condition                        |  |  |  |  |  | ✓   |  |  |  |  |  | N |
| 1.2        | Condition of service head                      |  |  |  |  |  | ✓   |  |  |  |  |  | N |
| 1.3        | Condition of tails - Distributor               |  |  |  |  |  | ✓   |  |  |  |  |  | N |
| 1.4        | Condition of tails - Consumer                  |  |  |  |  |  | ✓   |  |  |  |  |  | N |
| 1.5        | Condition of metering equipment                |  |  |  |  |  | ✓   |  |  |  |  |  | N |
| 1.6        | Condition of isolator (where present)          |  |  |  |  |  | N/A |  |  |  |  |  | N |

|            |   |  |  |  |  |  |     |  |  |  |  |  |   |
|------------|---|--|--|--|--|--|-----|--|--|--|--|--|---|
| <b>2.0</b> | <b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)</b> |  |  |  |  |  |     |  |  |  |  |  | N |
|            |   |  |  |  |  |  | N/A |  |  |  |  |  | N |

|            |   |  |  |  |  |  |     |  |  |  |  |  |  |   |
|------------|---|--|--|--|--|--|-----|--|--|--|--|--|--|---|
| <b>3.0</b> | <b>EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)</b>   |  |  |  |  |  |     |  |  |  |  |  |  |   |
| 3.1        | Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)             |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 3.2        | Presence and condition of earth electrode connection where applicable (542.1.2.3)               |  |  |  |  |  | N/A |  |  |  |  |  |  | N |
| 3.3        | Provision of earthing / bonding labels at all appropriate locations (514.13)                    |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 3.4        | Confirmation of earthing conductor size (542.3; 543.1.1)  |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 3.5        | Accessibility and condition of earthing conductor at MET (543.3.2)                              |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 3.6        | Confirmation of main protective bonding conductor sizes (544.1)                                 |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 3.7        | Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2) |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 3.8        | Accessibility and condition of all protective bonding connections (543.3.2)                     |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |

|            |   |  |  |  |  |  |     |  |  |  |  |  |  |   |
|------------|---|--|--|--|--|--|-----|--|--|--|--|--|--|---|
| <b>4.0</b> | <b>CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)</b>   |  |  |  |  |  |     |  |  |  |  |  |  |   |
| 4.1        | Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)   |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.2        | Security of fixing (134.1.1)  |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.3        | Condition of enclosure(s) in terms of IP rating etc (416.2)   |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.4        | Condition of enclosure(s) in terms of fire rating etc (526.5)   |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.5        | Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))  |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.6        | Presence of main linked switch (as required by 537.1.4)   |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.7        | Operation of main switch (functional check) (612.13.2)  |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.8        | Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)   |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.9        | Correct identification of circuit details and protective devices (514.8.1; 514.9.1)   |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.10       | Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)  |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.11       | Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)                                 |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.12       | Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)  |  |  |  |  |  | N/A |  |  |  |  |  |  | N |
| 4.13       | Presence of other required labelling (please specify) (Section 514)   |  |  |  |  |  | N/A |  |  |  |  |  |  | N |
| 4.14       | Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3) |  |  |  |  |  | N/A |  |  |  |  |  |  | N |
| 4.15       | Single-pole protective devices in line conductor only (132.14.1; 530.3.2)   |  |  |  |  |  | N/A |  |  |  |  |  |  | N |
| 4.16       | Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)                                      |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.17       | Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)                             |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.18       | RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)   |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |
| 4.19       | RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)   |  |  |  |  |  | ✓   |  |  |  |  |  |  | N |

| OUTCOMES | Acceptable condition | ✓ | Unacceptable condition | State C1 or C2 | Improvement recommended | State C3 | Not verified | NV | Limitation | LIM | Not applicable | N/A |
|----------|----------------------|---|------------------------|----------------|-------------------------|----------|--------------|----|------------|-----|----------------|-----|
|----------|----------------------|---|------------------------|----------------|-------------------------|----------|--------------|----|------------|-----|----------------|-----|

| ITEM NO    | DESCRIPTION   | OUTCOME<br>(Use codes above. Provide additional comment where appropriate. C1, C2 and C3 coded items to be recorded in Section K of the Condition Report) |  |  |  |  |  |  |     |  |  | Further investigation required? (Y or N) |
|------------|---|---|--|--|--|--|--|--|-----|--|--|--|
| <b>5.0</b> | <b>FINAL CIRCUITS</b>   |   |  |  |  |  |  |  |     |  |  |  |
| 5.1        | Identification of conductors (514.3.1)  |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.2        | Cables correctly supported throughout their run (522.8.5)   |   |  |  |  |  |  |  | LIM |  |  | N  |
| 5.3        | Condition of insulation of live parts (416.1)   |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.4        | Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)   |   |  |  |  |  |  |  | N/A |  |  | N  |
|            | ▪ To include the integrity of conduit and trunking systems (metallic and plastic)   |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.5        | Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)  |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.6        | Coordination between conductors and overload protective devices (433.1; 533.2.1)  |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.7        | Adequacy of protective devices: type and rated current for fault protection (411.3)   |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.8        | Presence and adequacy of circuit protective conductors (411.3.1.f; 543.1)   |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.9        | Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)  |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.10       | Concealed cables installed in prescribed zones (see Section D. <i>Extent and limitations</i> ) (522.6.101)  |   |  |  |  |  |  |  | LIM |  |  | N  |
| 5.11       | Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Section D. <i>Extent and limitations</i> ) (522.6.101; 522.6.103) |   |  |  |  |  |  |  | N/A |  |  | N  |
| 5.12       | Provision of additional protection by RCD not exceeding 30 mA:  |   |  |  |  |  |  |  |     |  |  |  |
|            | ▪ for all socket-outlets of rating 20 A or less provided for use by ordinary persons unless an exception is permitted (411.3.3)   |   |  |  |  |  |  |  | ✓   |  |  | N  |
|            | ▪ for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)   |   |  |  |  |  |  |  | N/A |  |  | N  |
|            | ▪ for cables concealed in walls or partitions (522.6.102; 522.6.103)  |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.13       | Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)   |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.14       | Band II cables segregated / separated from Band I cables (528.1)  |   |  |  |  |  |  |  | N/A |  |  | N  |
| 5.15       | Cables segregated / separated from communications cabling (528.2)   |   |  |  |  |  |  |  | N/A |  |  | N  |
| 5.16       | Cables segregated / separated from non-electrical services (528.3)  |   |  |  |  |  |  |  | N/A |  |  | N  |
| 5.17       | Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)  |   |  |  |  |  |  |  |     |  |  |  |
|            | ▪ Connections soundly made and under no undue strain (526.6)  |   |  |  |  |  |  |  | ✓   |  |  | N  |
|            | ▪ No basic insulation of a conductor visible outside enclosure (526.8)  |   |  |  |  |  |  |  | ✓   |  |  | N  |
|            | ▪ Connections of live conductors adequately enclosed (526.5)  |   |  |  |  |  |  |  | ✓   |  |  | N  |
|            | ▪ Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)   |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.18       | Condition of accessories including socket-outlets, switches and joint boxes (621.2(iii))  |   |  |  |  |  |  |  | ✓   |  |  | N  |
| 5.19       | Suitability of accessories for external influences (512.2)  |   |  |  |  |  |  |  | ✓   |  |  | N  |

|            |   |  |  |  |  |  |  |  |     |  |  |   |
|------------|---|--|--|--|--|--|--|--|-----|--|--|---|
| <b>6.0</b> | <b>LOCATION(S) CONTAINING A BATH OR SHOWER</b>  |  |  |  |  |  |  |  |     |  |  |   |
| 6.1        | Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)          |  |  |  |  |  |  |  | N/A |  |  | N |
| 6.2        | Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)                       |  |  |  |  |  |  |  | N/A |  |  | N |
| 6.3        | Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)                                   |  |  |  |  |  |  |  | N/A |  |  | N |
| 6.4        | Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)             |  |  |  |  |  |  |  | ✓   |  |  | N |
| 6.5        | Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)                     |  |  |  |  |  |  |  | N/A |  |  | N |
| 6.6        | Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2) |  |  |  |  |  |  |  | ✓   |  |  | N |
| 6.7        | Suitability of equipment for installation in a particular zone (701.512.3)                                |  |  |  |  |  |  |  | ✓   |  |  | N |
| 6.8        | Suitability of current-using equipment for particular position within the location (701.55)               |  |  |  |  |  |  |  | ✓   |  |  | N |

|            |   |  |  |  |  |  |  |  |     |  |  |   |
|------------|---|--|--|--|--|--|--|--|-----|--|--|---|
| <b>7.0</b> | <b>OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS</b>  |  |  |  |  |  |  |  |     |  |  |   |
| 7.1        | List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.) |  |  |  |  |  |  |  | N/A |  |  | N |

Inspected by: William Lyon Signature  Date 2-2-15

GENERIC SCHEDULE OF TEST RESULTS

DB reference no 411-82-600-101  
 Location WOL  
 Zs at DB (Ω) 0.11  
 Ipr at DB (kA) 7.2  
 Correct supply polarity confirmed   
 Phase sequence confirmed (where appropriate)

Details of test instruments used (state serial and/or asset numbers)  
 Continuity ...MEGGER.MFT.1553.....1563  
 Insulation resistance .....  
 Earth fault loop impedance .....  
 RCD .....  
 Earth electrode resistance .....

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

Tested by: WILLIAM AXON  
 Name (Capitals) WILLIAM AXON  
 Signature [Signature] Date 2-2-15

| 1. Circuit number | Circuit details     |         |      |                   |                        |                  | Test results                      |                        |                                |              |                            |             | Remarks<br>(continue on a separate sheet if necessary) |           |            |          |      |      |     |                             |    |
|-------------------|---------------------|---------|------|-------------------|------------------------|------------------|-----------------------------------|------------------------|--------------------------------|--------------|----------------------------|-------------|--|-----------|------------|----------|------|------|-----|-----------------------------|----|
|                   | Overcurrent device  |         |      | Conductor details |                        |                  | Ring final circuit continuity (Ω) |                        | Continuity (Ω) (R1 + R2) or R2 |              | Insulation Resistance (MΩ) |             |  | Zs (Ω)    |            | RCD (ms) |      |      |     |                             |    |
|                   | 2                   | 3       | 4    | 5                 | 6                      | 7                | 8                                 | 9                      | 10                             | 11           | 12                         | 13          | 14   | 15        | 16         | 17       | 18   | 19   | 20  | 21                          | 22 |
|                   | Circuit Description | BS (EN) | Type | Rating (A)        | Breaking capacity (kA) | Reference Method | Live (mm <sup>2</sup> )           | cpc (mm <sup>2</sup> ) | r1 (line)                      | r2 (neutral) | r2 (cpc)                   | (R1 + R2) * | R2   | Live-Live | Live-Earth | Polarity | Zs   | 5s   | 30s | Test button / functionality |    |
|                   | Cocker              | 3871    | 1    | 32                | 9                      | A                | 6.0                               | 2.5                    |                                |              |                            | 0.22        |  | 724       | 299        | ✓        | 0.21 |      |     |                             |    |
|                   | Immersion           |         | ✓    | 16                | ✓                      | 4                | 2.5                               | 1.5                    |                                |              |                            | 0.36        |  | ✓         | ✓          | ✓        | 0.3  |      |     |                             |    |
|                   | Light               |         | ✓    | 6                 | ✓                      | 4                | 1.5                               | 1.0                    |                                |              |                            | 0.67        |  | ✓         | ✓          | ✓        | 0.72 |      |     |                             |    |
|                   | Light               |         | ✓    | 6                 | ✓                      | 4                | 1.5                               | 1.0                    |                                |              |                            | 0.72        |  | ✓         | ✓          | ✓        | 0.77 |      |     |                             |    |
|                   | Socket              |         | ✓    | 32                | ✓                      | 4                | 2.5                               | 1.5                    | 0.38                           | 0.38         | 0.45                       | 0.39        |  | ✓         | ✓          | ✓        | 0.67 | 22.2 | 8.8 | ✓                           |    |
|                   | Socket              |         | ✓    | 32                | ✓                      | 4                | 2.5                               | 1.5                    | 0.66                           | 0.66         | 0.74                       | 0.72        |  | ✓         | ✓          | ✓        | 0.7  | 22.2 | 8.8 | ✓                           |    |

\* Where there are no spurs connected to a ring final circuit this value is also the (R1 + R2) of the circuit.