

ELECTRICAL INSTALLATION CONDITION REPORT

B. Reason for Producing this Report			
Client: <input type="text"/>	Purpose of this report: <input type="text"/>		
Address: <input type="text"/>	Date(s) on which Inspection and testing was carried out: <input type="text"/>		
C. Details of the Installation which is the Subject of this Report			
Installation: <input type="text"/>	Description of premises: Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>		
Occupier: <input type="text"/>	Other: <input type="text"/>		
Address: <input type="text"/>	Estimated age of wiring system: <input type="text"/> yrs		
Kent	Evidence of alterations or additions: <input checked="" type="checkbox"/> If yes estimated Age <input type="text"/> yrs		
Record of Installation available: <input type="text"/>	Date of previous inspection: <input type="text"/>		
N/A	Records held By: <input type="text"/> N/A		
	Not Known		
D. Extent and Limitations Inspection and Testing			
Extent of Electrical Installation covered by this report: <input type="text"/>	Agreed limitations including the reasons (See regulation 634.2) <input type="text"/>		
Whole	Please see attached sheet		
Operational Limitations including the reasons (See page No <input type="text"/>)	Agreed with name <input type="text"/>		
N/A			
None			
This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2008 (IET Wiring Regulations) as amended to <input type="text"/>			
July 2011			
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.			
E. Summary of the Condition of the Installation General condition of the installations (In terms of electrical safety)			
--See Additional Page--			
Overall assessment of the installation	*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.		
Unsatisfactory			
F. Recommendations			
Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I 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' Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken I recommend that the installation is further inspected and tested by <input type="text"/>			
G. Declaration I, <input type="text"/> , being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by My 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 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.			
Trading Title and address <input type="text"/>	NICEIC Enrolment Number <input type="text"/>		
Inspected and tested by:			
Name <input type="text"/>	Position <input type="text"/>	Signature <input type="text"/>	Date <input type="text"/>
Report authorised for issue by:			
Name <input type="text"/>	Position <input type="text"/>	Signature <input type="text"/>	Date <input type="text"/>
H. Schedule(s) The attached schedule(s) are part of this document and this report is valid only when they are attached to it.			
<input type="text"/>	Schedule(s) of inspection and	<input type="text"/>	Schedule(s) of test results are attached
0		4	

Agreed Limitations, If any, on the inspection and testing

Reference to Section D on page 1 of periodic inspection report

- Limited insulation resistance testing due to equipment on circuits.
- No insulation resistance testing between phase and neutral on lighting circuits.
- 10% of outlets opened for inspection per circuit tested.
- Restricted access to outlets due to furniture.
- Some impedance results and R1 + R2 may be respective of table 1A guidance note 3.
- Zs impedance measurements for lighting circuits may have been carried out at local switch positions only.
- Electrical equipment over 3 metres high visually inspected only.
- Where imperial cables are installed nearest metric equivalent is shown.
- No testing of boiler control wiring/circuits, fire alarm

I. Supply Characteristics and Earthing Arrangements				Nature of Supply Parameters		Supply protective device					
Earthing Arrangements		Number and Type of Live Conductors									
TN-S	N/A	a.c.	<input checked="" type="checkbox"/>	d.c.	N/A	Nominal Voltage	$U^{(1)}$	N/A	v	BS(EN)	
TN-C-S	<input checked="" type="checkbox"/>	1-Phase (2 wire)	<input checked="" type="checkbox"/>	1-Phase (3 wire)	N/A	Nominal Voltage	$U_0^{(1)}$	230	v	5-- BS 1361 Fuse HBC Domestic Type 2	
TN-C	N/A	2-Phase (3 wire)	N/A	2 Wire	N/A	Nominal frequency	$f^{(1)}$	50	Hz	Type	
TT	N/A	3-Phase (3 wire)	N/A	3 Wire	N/A	Prospective fault current	$I_{pf}^{(2)}$	0.60	kA	2	
IT	N/A	3-Phase (4 wire)	N/A	Other	N/A	External loop impedance	$Z_e^{(2)}$	0.38	Ω	Nominal current rating	100 A
		Other	N/A			Number of supplies		1		Short circuit capacity	16.5 kA
Confirmation of supply polarity				<input checked="" type="checkbox"/>		(Note: (1) by enquiry, (2) by enquiry or by measurement)					

J. Particulars of Installation Referred to in the Report			
Means of earthing		Details of installation Earth Electrode (where applicable)	
Distributor's facility	<input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc.)	N/A
Installation earth electrode	N/A	Resistance to Earth	N/A Ω
		Location	N/A
		Method of measurement	N/A

Main Protective Conductors Tick boxes and enter details as applicable

Earthing Conductor	Material	Copper	csa	16	mm ²	Connection and Continuity Verified	<input checked="" type="checkbox"/>
Main protective bonding conductors	Material	Copper	csa	10	mm ²	Connection and Continuity Verified	<input checked="" type="checkbox"/>

Bonding of Incoming Service							Maximum Demand (Load)	
Water	Gas	Lightning	Oil	Steel	Other	Please State	100 Amps	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	N/A	N/A	N/A	Protective measure(s) against electric shock	
							ADS	

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Location	Hall			Current rating	100/40	A	if RCD main switch	
Type BS(EN)	60947-3 & 61008			Fuse/Device rating or setting	N/A	A	Rated residual operation current, $I_{\Delta n}$	N/A
Supply Conductors material	Copper	Supply Conductors csa	25/10	Voltage rating	230	V	Rated time delay	N/A
							RCD Operating time at, $I_{\Delta n}$	N/A

K. Observations

Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.

No remedial action is required. N/A The following observations are made

Item No	Observations	Code	Further Investigation Required
1	Observations and recommendations are on 2 appended pages . Items 1 – 30	N/A	No

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 - Danger present. Risk of injury. Immediate remedial action required	0
C2 - Potentially dangerous - urgent remedial action required	0
C3 - Improvement recommended	0

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

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	N/A		
Item No	Description							Outcome					Notes	
													Further investigation required	Comments
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													
1.1	Service cable condition							N/A					No	No
1.2	Condition of Service head							N/A					No	No
1.3	Condition of tails - Distributor							N/A					No	No
1.4	Condition of tails - Consumer							N/A					No	No
1.5	Condition of metering equipment							N/A					No	No
1.6	Condition of Isolator (where present)							N/A					No	No
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													
								N/A					No	No
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)													
3.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)							N/A					No	No
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)							N/A					No	No
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)							N/A					No	No
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)							N/A					No	No
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)							N/A					No	No
3.6	Confirmation of main protective bonding conductor sizes (544.1)							N/A					No	No
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)							N/A					No	No
3.8	Accessibility and condition of all protective bonding connections (543.3.2)							N/A					No	No
4.0	CONSUMER UNIT / DISTRIBUTION BOARD													
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.1.2; 513.1)							N/A					No	No
4.2	Security of fixing (134.1.1)							N/A					No	No
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)							N/A					No	No
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)							N/A					No	No
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2 (iii))							N/A					No	No
4.6	Presence of linked main switch (as required by 537.1.4)							N/A					No	No
4.7	Operation of main switch (functional check) (612.13.2)							N/A					No	No
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)							N/A					No	No
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)							N/A					No	No
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)							N/A					No	No
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)							N/A					No	No
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)							N/A					No	No
4.13	Presence of other required labelling (Please specify) (Section 514)							N/A					No	No
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing and overheating (421.1.3)							N/A					No	No
4.15	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)							N/A					No	No
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)							N/A					No	No
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)							N/A					No	No
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)							N/A					No	No
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)							N/A					No	No
5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)							N/A					No	No
5.2	Cables correctly supported throughout their run (522.8.5)							N/A					No	No
5.3	Condition of insulation of live parts (416.1)							N/A					No	No

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

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	N/A		
Item No	Description						Outcome						Notes	
													Further investigation required	Comments
5.0	FINAL CIRCUITS (Continued)													
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)						N/A						No	No
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)						N/A						No	No
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523)						N/A						No	No
5.6	Co-ordination between conductors and overload protective devices (433.1; 533.2.1)						N/A						No	No
5.7	Adequacy of protective devices; type and rated current for fault protection (411.3)						N/A						No	No
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)						N/A						No	No
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (522)						N/A						No	No
5.10	Concealed cables installed in prescribed zones (see section D. extent and limitations) (522.6.101)						N/A						No	No
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. extent and limitations) (522.6.101; 522.6.103)						N/A						No	No
5.12	Provision of additional protection by RCD not exceeding 30mA													
5.12.1	- for all socket-outlets of rating 20 A or less provided for use by ordinary persons unless exempt - (411.3.3)						N/A						No	No
5.12.2	- for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)						N/A						No	No
5.12.3	- for cables concealed in walls or partitions (522.6.102; 522.6.103)						N/A						No	No
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)						N/A						No	No
5.14	Band II Cables segregated / separated from Band I cables (528.1)						N/A						No	No
5.15	Cables segregated / separated from communications cabling (528.2)						N/A						No	No
5.16	Cables segregated / separated from non-electrical services (528.3)						N/A						No	No
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (526)													
5.17.1	- Connections soundly made and under no undue strain (526.6)						N/A						No	No
5.17.2	- No basic insulation of a conductor visible outside enclosure (526.8)						N/A						No	No
5.17.3	- Connections of live conductors adequately enclosed (526.5)						N/A						No	No
5.17.4	- Adequately connected at point of entry to enclosure (glands, bushes etc...) (522.8.5)						N/A						No	No
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))						N/A						No	No
5.19	Suitability of accessories for external influences (512.2)						N/A						No	No
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)						N/A						No	No
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)						N/A						No	No
6.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)						N/A						No	No
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671: 2008 (701.415.2)						N/A						No	No
6.5	Low Voltage (e.g.230 volts) socket outlets at least 3m from Zone 1 (701.512.3)						N/A						No	No
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)						N/A						No	No
6.7	Suitability of equipment for installation in a particular zone (701.512.3)						N/A						No	No
6.8	Suitability of current-using equipment for particular position within the location (701.55)						N/A						No	No
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied).								Number of locations	0		No	No	

Inspected By		
Name:	<input style="width: 80%;" type="text"/>	Date: <input style="width: 20%;" type="text"/>
Signature:	<input style="width: 80%;" type="text"/>	

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The installation is generally in good condition for its age, but it does not meet the latest regulations and a number of observations have been made that will need to be corrected. Consideration should be given to replacing the consumer unit for one unit where all circuits have RCD protection.

No.	Observations and Recommendations	Code.	Further Investigation Required Y/N
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1	There is an absence of RCD protection for outgoing circuits that have socket outlets in general use by unskilled persons (Reg. 411.3.3) from DB 1 this includes garden shed 1	C2	N
2	The socket outlet in the bathroom that is located outside the zones 0, 1 & 2 is cracked and has no RCD protection	C2	N
3	In the utility area there is a socket outlet located above the sink draining board, that should be removed	C2	N
4	The flex for the immersion heater is 1.5mm protected by a 20A protective device, the protective device should be down rated	C2	N
5	The extractor fan for the bathroom is via a plug and socket in the loft and is switched off. The cable has been joined by a connector block which is not in a enclosure	C2	N
6	Both the FCU for the boiler and the light switch in bedroom 3 has the wrong type of plate screws	C2	N
7	The wall lights in bedroom 3 are connected to the ring final circuit and no FCU could be located	C2	Y
8	DB 1 circuit 8 has a low insulation resistance between conductors	C2	N
9	The extractor fan in the ensuite has no isolator, is located in zone 2 with no RCD protection (unable to confirm IP rating)	C2	N
10	The RCD main switch in DB 2 is rated at 40 amps and the outgoing circuits include a double electric oven, shower and kitchen ring final circuit. The load of the outgoing circuits need to be investigated to confirm the device is not being overloaded	C2	Y
11	The neon warning lights in both isolators for the electric showers stay on when the isolators are switched off	C2	N
12	Loose connections were found at a number of socket outlets opened, the kitchen ring final circuit DB 2 circuit 4 the R1 impedance is high which is most likely a loose connection. All socket outlets terminals should be inspected and tightened	C2	N
13	The bathroom 10.5KW shower which is rated at 45 amps is protected by a 32 amp protective device and should be rewired.	C2	N
14	The rating of the shower in the ensuite could not be inspected without removing sealant, the rating should be investigated	C2	Y
15	The exterior light garden shed 2 has a cable between the switch and luminaire with no sheath / mechanical protection	C2	N
16	DB 3 in the garden shed 1 has a broken main switch	C2	N
17	The exterior light garden shed 1 has no cpc and the cable has been joined with a connector block which is not with an enclosure	C2	N
18	The Ze is over the recommend value of 0.35Ω, the DNO (electric supplier) should be called to see if this is acceptable	C3	N
19	The installation has two main switches	C3	N

			Further Investigation Code. Required Y/N
No.	Observations and Recommendations		

20	DB 3 the outgoing SWA cable has no gland and the armour is not connected to earth	C3	N
21	The sheath of the cable for the double socket in garden shed 1 is not within the enclosure	C3	N
22	There is exposed core cable at the far end pendant in the lounge	C3	N
23	At some junction boxes in the loft the cpc's have been terminated outside the junction box and the sheath of the cable has not been taken into the enclosure	C3	N
24	Switch lines are not identified as line conductors at terminations	C3	N
25	There is an absence of RCD Protection for cables concealed within the walls of the building (Reg. 522.6.7)	C3	N
26	Some cpc sleeving complies with a previous edition of BS7671	C3	N
27	There is no periodic test labels	C3	N
28	There are no circuit schedules	O	N
29	The 3 spot light fitting in the utility area has a broken lamp holder	O	N
30	The cables in the loft have been installed over the loft insulation, if additional insulation was to be installed then the rating of the cables would be affected and the protective devices would need to be down rated	O	N

Codes:

H. Health & Safety item

O. Observation affecting the electrical installation not cover by BS7671

C1. Danger Present, Risk of injury. Immediate action required

C2. Potentially dangerous - Urgent action required

C3. Improvement recommended

Please see certificate notes for guidance

CONDITION REPORT GUIDANCE NOTES FOR RECIPIENTS

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

1. The purpose of this Condition 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 E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.
3. 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.
4. Where the installation incorporates residual current devices (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.
5. Section D (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 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 D.
7. For items classified in Section K as C1 ("Danger Present"), the safety of those using the installation is at risk, and it is recommended that a competent person undertakes the necessary remedial work immediately.
8. For items classified in Section K as C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section K that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.