



# Electrical Installation Condition Report

Requirements for Electrical Installations - BS  
7671:2018  
(IET Wiring Regulations 18th Edition)

## Information for recipients:

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 E). The report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

The person ordering the report should have received the original report and the inspector should have retained a duplicate.

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.

Where the installation incorporates residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested every 6 months. **For safety reasons it is important that these instructions are followed.**

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 (licencing authority, insurance company, mortgage provider and the like()) before the inspection was carried out.

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 D.

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 skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.

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 skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where it has been stated in Section K that an observation requires further investigation **code FI** the inspection has revealed an apparent deficiency which may result on a code C1 or C2 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).

**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 F of the report under ‘Recommendations’ and on label at or near to the consumer unit/distribution board.



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for Domestic and Similar Premises up to 100 A

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## A Details of the Installation

Client	Installation
Address	Address
Postcode	Postcode

## B Reason for producing this report *This form is to be used only for reporting on the condition of an existing installation.*

Landlord Safety Report

Date(s) on which the inspection and testing were carried out 20/11/2021 to 20/11/2021

## C Details of installation which is the subject of this report

Description of premises Domestic  Commercial  Industrial  Other (please specify) \_\_\_\_\_

Estimated age of the wiring system 30 years

Evidence of alterations or addition Yes  No  Not apparent  if 'Yes', estimated 2016 years

Records of installation available Yes  No  Records held by \_\_\_\_\_

Date of last inspection Not Known Electrical Installation Certificate No. or previous Inspection Report No. N/A

## D Extent of electrical installation covered by this report:

100% of the fixed wire installation and 20% visual inspection of accessories.

## Agreed Limitations and Operational Limitations (Regulations 653.2)

No lifting of floorboards, loft inspection.

Operational limitations including the reasons see page no 1 Agreed with: Landlord

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2018 amended to 2020

It should be noted that cables concealed within trunkings 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.

## E Summary of the condition of the installation

General conditions of the installation (in terms of safety)

Poor condition of wiring, greening of cables in C/U and multiple socket outlets. No earth bonding to gas and water present. No CPC to multiple lighting points. Neutral conductor for ring final circuit has no continuity of conductors.

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY  \*UNSATISFACTORY

\*An UNSATISFACTORY assessment indicates that dangerous (code C1), or potentially dangerous (code C2), Further investigation (code FI) conditions have been identified

## F Recommendations

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 'Potential dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further Investigation required' (code FI). Observations classified as 'Improvement recommended' (code C3) 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 18/12/2021 (date)

## G Declaration

I/we being the person(s) responsible for the inspection and the 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.

Company	Inspected and tested by	Authorised for issue by
Membership No.	Name:	
Address	Signature:	
Postcode	Position: Electrician	Electrician
	Date: 20/11/2021	20/11/2021

## H Schedule(s)

1 schedule(s) of inspection and 1 schedule(s) of test results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.



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## I Supply characteristics and earthing arrangements

Earthing Arrangements TN-S  TN-C-S  TT  Other  Please specify \_\_\_\_\_

Number & Type of live conductors AC  DC  No. of phases 1 No. of wires 2

**Nature of Supply Parameters (Note: <sup>(1)</sup> by enquiry, <sup>(2)</sup> by enquiry or by measurement)**

Nominal voltage, U/U<sub>0</sub> <sup>(1)</sup> 230 v Nominal frequency, f<sup>(1)</sup> 50 Hz Confirmation of polarity

Prospective fault current, I<sub>pr</sub> <sup>(2)</sup> 0.816 kA External loop impedance, Z<sub>e</sub> <sup>(2)</sup> 0.28 Ω Or Z<sub>db</sub> Source of Circuit 0.51

Supply Protective Device BS (EN) 88 Type 3 Rated Current 100 A

Other Sources of Supply (as detailed on attached schedule) N/A

## J Particulars of installation referred to in this report

**Details of installation Earth Electrode** (where applicable) Type (e.g. rod(s), tape etc) \_\_\_\_\_

Location \_\_\_\_\_ Electrode resistance to earth \_\_\_\_\_ Ω

**Means of Earthing** Distributors facility  Installation Earth Electrode

**Main Protective Conductors**

Material	csa	(✓) or Value	Maximum Demand (load)	Amps	KVA
Earthing Conductor	Copper	6 <input checked="" type="checkbox"/>	60	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Protective Bonding Conductor (to extraneous-conductive-parts)		<input type="checkbox"/>			
Main Supply Conductor	Copper	16			

**Main Switch** Location UNDERSTAIRS

**Fuse/device rating or setting** Switch A Voltage rating 230 V BS(EN) 3036 No. of Poles 2 Current Rating 80 A

**If RCD main switch:** Rated residual operating current I Δn N/A mA Rated time delay N/A ms Measured operating trip time N/A ms

## K Observations

Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D.

- No remedial work required
- The following observations are made

### Explanation of codes

C1	Danger present. Risk of Injury. Immediate remedial action required.
C2	Potentially dangerous. Urgent remedial action required.
C3	Improvement recommended.
FI	Further Investigation required without delay

Item No.	Observations	Code
1	Meter tails	C3
2	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	C3
3	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	C3
4	Confirmation of main protective bonding conductor sizes (544.1)	C3
5	Accessibility and condition of earthing conductor at MET arrangement (543.3.2)	C3
6	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	C3
7	Operation of main switches (functional check) (643.10)	C3
8	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	C3
9	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	C3
10	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	C3
11	for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	C3
12	for circuits supplying luminaires within domestic (household) premises (411.3.4)	C3
13	for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	C3
14	for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C3
15	Identification of conductors (514.3.1)	C3
16	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; section 432.433)	C2
17	Meter tails	FI
18	Meter tails	C3
19	Confirmation of earthing conductor size (542.3; 543.1.1)	C2
20	Condition and accessibility of main protective bonding conductor/connections (543.3.2; 544.1.2)	C2
21	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	C3
22	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	C3
23	Presence and adequacy of circuit protective conductors (433.3.1; Section 543)	C2
24	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	C3
25	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	C2
26	for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	C2
27	for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C2



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28	for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	C2
29	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	C2
30	Connections soundly made and under no undue strain (526.6)	C2
31	No basic insulation of a conductor visible outside enclosure (526.8)	C2
32	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	C3
33	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	C2

One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets 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.	
C2	Potentially dangerous. Urgent remedial action required.	16, 19, 20, 23, 25, 26, 27, 28, 29, 30, 31, 33
C3	Improvement recommended.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 21, 22, 24, 32
FI	Further Investigation required without delay	17

## Outcomes

Acceptable condition: 	Unacceptable condition: State  or 	Improvement recommended: 	Further Investigation: 	Not Verified: 	Limitation: 	Not Applicable: 
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In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report.

Item No.	Description	Outcome
<b>1.0 External Condition Of Intake Equipment (Visual Inspection Only) Where inadequacies are encountered, it is recommended that the person ordering the report informs the appropriate authority</b>		
1.1	Service cable	
1.2	Service head	
1.3	Earthing arrangement	
1.4	Meter tails	
1.5	Metering equipment	
1.6	Isolator (where present)	
2.0	Presence Of Adequate Arrangements For Other Sources Such As Microgenerators (551.6; 551.7)	
<b>3.0 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)	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	
3.5	Accessibility and condition of earthing conductor at MET arrangement (543.3.2)	
3.6	Confirmation of main protective bonding conductor sizes (544.1)	
3.7	Condition and accessibility of main protective bonding conductor/connections (543.3.2; 544.1.2)	
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	
<b>4.0 Consumer Unit(s) / Distribution Board(s)</b>		
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 IP rating etc (416.2)	
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	
4.6	Presence of main linked switch (as required by 462.1.201)	
4.7	Operation of main switches (functional check) (643.10)	
4.8	Manual operation of circuit-breakers and RCD(s) to prove disconnection (643.10)	
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	
4.13	Presence of other required labelling (please specify) (Section 514)	
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; section 432.433)	
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	
4.19	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	
4.20	Confirmation of indication that SPD is functional (651.4)	
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	
<b>5.0 Final Circuits</b>		
5.1	Identification of conductors (514.3.1)	
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	
5.3	Condition of insulation of live parts (416.1)	
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. Integrity of containment (521.10.1)	
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	
5.8	Presence and adequacy of circuit protective conductors (433.3.1; Section 543)	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	

5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	C2
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)	▲
<b>5.12</b>	<b>Provision of additional requirements for protection by RCD not exceeding 30 mA</b>	
5.12.1	for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	C2
5.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	NA
5.12.3	for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C2
5.12.4	for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	C2
5.12.5	for circuits supplying luminaires within domestic (household) premises (411.3.4)	C3
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	C2
5.14	Band II cables segregated/separated from Band I cables (528.1)	▲
5.15	Cables segregated/separated from communications cabling (528.2)	▲
5.16	Cables segregated/separated from non-electrical services (528.3)	▲
<b>5.17</b>	<b>Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)</b>	
5.17.1	Connections soundly made and under no undue strain (526.6)	C2
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	C2
5.17.3	Connections of live conductors adequately enclosed (526.5)	▲
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	C3
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	C3
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	✓
<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)	C3
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	NA
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	NA
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	C2
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	NA
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	NA
6.8	Suitability of current-using equipment for particular position within the location (701.55)	NA
<b>7.0</b>	<b>Other Part 7 Special Installations Or Locations</b>	
7.01	List all other special installation or locations, if any (record separately the results of particular inspections applied).	

**8.0 Schedule of Tests** Results to be recorded on Schedule of Test Results

8.1	External earth loop impedance, Ze	Yes	8.9	Insulation Resistance between Live Conductors	Yes
8.2	Installation earth electrode	NA	8.10	Insulation Resistance between Live Conductors & Earth	Yes
8.3	Prospective fault current, Ipf	Yes	8.11	Polarity (prior to energisation)	NA
8.4	Continuity of Earth Conductors	Yes	8.12	Polarity (after energisation) including phase sequence	NA
8.5	Continuity of Circuit Protective Conductors	Yes	8.13	Earth Fault Loop Impedance	Yes
8.6	Continuity of ring final circuit	Yes	8.14	RCDs / RCBOs including selectivity	NA
8.7	Continuity of Protective Bonding Conductors	NA	8.15	Functional testing of RCD devices	NA
8.8	Volt drop verified	NA	8.16	Functional testing of AFDD(s) devices	NA

Inspector's Name:

Date:

Signature:



# Electrical Installation Condition Report Test Schedule

for Domestic and Similar Premises up to 100 A

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<b>Client</b>		<b>Installation Address</b>		<b>Postcode</b>		
<b>Distribution board details - Complete in every case</b>		<b>Complete only if the distribution board is not connected directly to the origin of the installation</b>				<b>Test instrument serial number(s)</b>
Location	UNDERSTAIRS	Supply to distribution board is from	<b>Characteristics at this distribution board</b>			Loop impedance
Designation	DB1	Overcurrent protective device for the distribution circuit:	No. of phases	Type	BS(EN)	MFT1721
Num. of ways	4	Nominal Voltage	Rating	A		Insulation resistance
		Supply polarity confirmed	<input checked="" type="checkbox"/>	Phase sequence confirmed	<input type="checkbox"/>	MFT1721
						Continuity
						MFT1721
						RCD

## CIRCUIT DETAILS

## TEST RESULTS

Circuit No. and Line No.	Distribution board Designation	Type of wiring	Ref. method	No. of points	Circuit conductors csa (mm <sup>2</sup> )		Overcurrent protective devices			Breaking capacity (KA)	operating (mA)	RCD (mA)	BS 7671 Max. permitted Zs Other 80% (Ω)	Circuit impedance Ω					Insulation resistance (Record lower reading)			Polarity (✓)	Max. Measured Zs (Ω)	RCD testing		Manual test button operation		
					L/N	CPC	Maximum disconnection	BS EN Number	Type No.					Rating (A)	Ring final circuits only (measured end-to-end)			Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)	Above 30mA IΔn ms			30mA or below 5 IΔn ms	RCD (✓)	AFDD (✓)		
															r1	r2	r3										Fig 8 check (✓)	All circuits to be completed using R1R2 or R2, not both R1 + R2
1	Cooker	A	A		6	2.5	0.4	3036	F	30	4	N/A	0.83	N/A	N/A	N/A	0.68	N/A	500	>999	>999	✓	0.25	N/A	N/A	N/A	N/A	
2	Sockets	A	A		2.5	1.5	0.4	3036	F	30	4	N/A	0.83	0.55	0.00	0.95	N/A	0.99	N/A	500		0.26	✓	0.56	N/A	N/A	N/A	N/A
3	Immersion Heater	A	A		2.5	1.5	0.4	3036	F	15	4	N/A	1.93	N/A	N/A	N/A	0.08	N/A	500	>999	>999	✓	Discon	N/A	N/A	N/A	N/A	
4	Lights	A	A		1.5	1	0.4	3036	F	5	4	N/A	7.28	N/A	N/A	N/A	N/A	0.25	250		0.26	✓	1.72	N/A	N/A	N/A	N/A	

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	20/11/2021	To	20/11/2021	Date(s) live testing	20/11/2021	To	20/11/2021
Lighting Circuit		Tested by: Name (capital letters)		Position	Electrician	Date	20/11/2021	Signature	
Wiring Types. A PVC/PVC B PVC cables in metallic Conduit C PVC cables in non-metallic Conduit D PVC cables in metallic Trunking E PVC cables in non-metallic Trunking F PVC/SWA cables G SWA/XPLE cables H Mineral Insulated O Other									