

#### 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.



## **Electrical Installation Condition Report**

for Domestic and Similar Premises up to 100 A

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

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Λ	Details of the	Installation				
H	Client	Letters Property Manage	ement LTD Ir	stallation		
	Address	Letters 11 Walmgate YORK	А	ddress	11 Green Dykes Lane YORK	
	Postcode	YO1 9TX	Р	ostcode	YO10 3HB	
B	Reason for p Landlords safety cer	roducing this report The tificate	is form is to be used on	y for reporting on the cond	dition of an existing installat	ion.
	Date(s) on which the	e inspection and testing were carried	d out 26/07/2022	to 26/07/2022		
C	Details of ins Description of premis Estimated age of the Evidence of alteratio Records of installatic Date of last inspection	e wiring system ons or addition on available Yes	nercial Industrial years  No Not apparent  No Records held I	Other (please specifing if 'Yes', estimated		
D		installation covered by this repo test, 10% checks at points	rt:	Agreed Limitations and O	perational Limitations (Regula	tions 653.2)
	Operational limitatio	ns including the reasons see page r	no 1	Agreed with: owner		
	The inspection and t	testing detailed within this report and	d accompanying schedule ha	s been carried out in accordan	ce with BS 7671: 2018 amended	l to 2020
		nat cables concealed within trunking iss specifically agreed between the coment.				
Ε		the condition of the ins of the installation (in terms of safety)				
		of the installation in terms of its suit		/ dangerous (code C2), Further		JNSATISFACTORY have been identified
F	classified as 'Dang observations identi	ations assessment of the suitability of the er present' (code C1) or 'Potential fied as 'Further Investigation requi-	dangerous' (code C2) are a red' (code FI). Observations	acted upon as a matter of urgon classified as 'Improvement re	ency. Investigation without dela ecommended' (code C3) should	y is recommended for
G	described above, ha	on(s) responsible for the inspection a aving exercised reasonable skill and e attached schedules, provides an a eport.	care when carrying out the	inspection and testing hereby of	declare that the information in thi	s report, including the
	Company	Nik J Stokes		Inspected and tester	•	ed for issue by
	Membership No. Address	12909 58 Carnot Street, York, North York	Name: Signature	Nik Stokes Nik Stokes	Nik Stokes  Nik Stokes	
	Destanda	VO26 4VV	Position:	electrician	electrician	
	Postcode	YO26 4YY	Date:	26/07/2022	26/07/2022	
L	Schedule(s)					

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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	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: (1) by enquiry, (2) by enquiry or by measurement)
	Nominal voltage, U/U₀ (¹) 230 V Nominal frequency, f(¹) 50 H₂ Confirmation of polarity ✓
	Prospective fault current, $I_{pf}^{(2)}$ 1020 kA External loop impedance, $Z_e^{(2)}$ 0.28 $\Omega$ Or $Z_{db}$ Source of Circuit
	Supply Protective Device BS (EN) 1361 Type 2 Rated Current A
	Other Sources of Supply (as detailed on attached schedule)
	Particulars of installation referred to in this report
J	Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc)  Means of Earthing
	Location Electrode (where applicable) Type (e.g. Tod(s), tape etc)  Electrode resistance to earth  Ω Distributors facility   Installation Earth Electrode
	Main Protective Conductors Material csa (✓) or Value Maximum Demand (load) Amps KVA
	Earthing Conductor Copper 16
	Protective Pending Conductor
	(to extraneous-conductive-parts) (to extraneous-conductive-parts) $\square$ Gas installation pipes $\square$ $\square$ To lightning protection $\square$ $\square$
	Main Supply Conductor Oil installation pipes $\Omega$ Other $\Omega$
	Main Switch Location kitchen
	Fuse/device rating or setting 100 A Voltage rating 230 V BS(EN) 60947-3 No. of Poles 2 Current Rating 100 A
	If RCD main switch: Rated residual operating current I $\Delta n$ mA Rated time delay ms Measured operating trip time ms
K	Observations Explanation of codes
	Treatming to the attention of mispection and test results, and subject to the
	Potentially dangerous. Urgent remedial action required.
	No remedial work required     Improvement recommended.
	The following observations are made  Further Investigation required without delay
	Item No. Observations Code
	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.
	Danger present. Risk of Injury. Immediate remedial action required.
	Potentially dangerous. Urgent remedial action required.
	Improvement recommended.
	Further Investigation required without delay



#### Electrical Installation Condition Report Inspection Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations - BS 7671:2018 (IET Wiring Regulations 18<sup>th</sup> Edition) All items inspections to confirm as appropriate, compliance with the relevant clauses in BS 7671:2018

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Outcomes						
Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:
	(1) or (2)	<b>(3)</b>	A	, And	<b>A</b>	N/A

In the outcor	ne 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 cond	lition report.
Item No.	Description	Outcome
	I Condition Of Intake Equipment (Visual Inspection Only) Where inadequacies are encountered, it is recommended the	at the
	ering the report informs the appropriate authority	
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)	NA C
2.0	Presence Of Adequate Arrangements For Other Sources Such As Microgenerators (551.6; 551.7)	N/A
	g / Bonding Arrangements (411.3; Chap 54)	
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)	N/A
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)  ner Unit(s) / Distribution Board(s)	
4.0 Consul	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	
4.1	Security of fixing (134.1.1)	
4.2	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)	NA NA
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)	NA NA
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)	NA
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)	NA NA
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	NA
5.0 Final Ci		
5.1	Identification of conductors (514.3.1)	
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	MV
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)	MV
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)	



# Electrical Installation Condition Report Inspection Schedule

for Domestic and Similar Premises up to 100 A

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NA/	1	2	9	0	9	0	0	0	0	1	1	6	3
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le-pole switching or protective devices in line cor	and all and a second	2; 513.1)		
	nauctors	only (132.1	14.1, 530.3.3)	
Containing A Bath Or Shower				
itional protection for all low voltage (LV) circuits b	•			
ere used as a protective measure, requirements for				
ver sockets comply with BS EN 61558-2-5 former			,	
sence of supplementary bonding conductors, unle				
voltage (e.g. 230 volt) socket-outlets sited at least				
ability of equipment for external influences for ins			,	<b>Ø</b>
ability of accessories and controlgear etc. for a pa				
ability of current-using equipment for particular po	osition w	ithin the lo	cation (701.55)	
Special Installations Or Locations				
all other special installation or locations, if any (re				
of Tests Results to be recorded on Schedu	lule of I	est Result	SS	
earth loop impedance, Ze	Yes	8.9	Insulation Resistance between Live Conductors	N/A
n earth electrode	NA	8.10	Insulation Resistance between Live Conductors & Earth	Yes
ve fault current, lpf	Yes	8.11	Polarity (prior to energisation)	Yes
of Earth Conductors	Yes	8.12	Polarity (after energisation) including phase sequence	Yes
of Circuit Protective Conductors		8.13	Earth Fault Loop Impedance	Yes
				Yes
				Yes
of Protective Bonding Conductors				
of Protective Bonding Conductors		8.10	runctional testing of Ardb(s) devices	NA NA
	n earth electrode ve fault current, lpf v of Earth Conductors v of Circuit Protective Conductors v of ring final circuit v of Protective Bonding Conductors	n earth electrode  ve fault current, lpf  v of Earth Conductors  v of Circuit Protective Conductors  v of ring final circuit	n earth electrode  ve fault current, lpf  vo Earth Conductors  vo Circuit Protective Conductors  vo fring final circuit  vo Protective Bonding Conductors  8.10  8.11  8.12  8.13  8.14	8.10 Insulation Resistance between Live Conductors & Earth ve fault current, lpf 8.11 Polarity (prior to energisation) v of Earth Conductors 8.12 Polarity (after energisation) including phase sequence v of Circuit Protective Conductors 8.13 Earth Fault Loop Impedance v of ring final circuit 8.14 RCDs / RCBOs including selectivity v of Protective Bonding Conductors 8.15 Functional testing of RCD devices

Date:

26/07/2022



## Electrical Installation Condition Report Test Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations BS 7671:2018 (IET Wiring Regulations 18<sup>th</sup> Edition)

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Client	Letters Property Management LTI	)				Installa	tion A	ddress 11	Green	Dykes	Lane,	YORK										Po	stco	le YO1	3HB			
Distrib	ution board details - Complete in	every	case		С	omplete	only if	the distributio	n boa	rd is n	ot con	nected	directly to	o the ori	gin of th	e install	ation					Tes	st inst	rument s	serial nu	ımber(s	)	
Locatio	n kitchen								S	upply to	distribu	ution boa	ard is from	Cha	aracteris	tics at th	is dist	tribution	board				Loop	impedan	ce 8250	)579		
Design					pı	vercurrent rotective de	evice	lo. of phases	T	уре		BS(EN	\	Asso	ociated RC	CD(if any):	BS (EN		S		ove 30mA	0 1113	Insulation resistance 8250579					
_	f ways 12					or the distri	bution N	lominal Voltage	Rat			DO(LIV	)	A Z <sub>d</sub>		Ω No.	of poles		Operating		ms A or belov	Continuity 8250579						
	·						Supply	y polarity confirm	ed	Pha	ase seq	uence c	onfirmed	I <sub>pf</sub>	I <sub>pf</sub> kA IΔn Operating at 5 IΔn ms						<del>-</del> -	RCD 8250579						
														Time	delay (if a	applicable	)											
			CI	RCU	IT DE	TAILS													TE	ST RE								
ano	Distribution board Designation	Туре	71	<b>Z</b>		onductors (mm²)	<u>d</u>	Overcurrent devi		tive	Brea	oper	BS 7671 Max.		C	Circuit impe	edance	Ω			tion resisted lower re		Po	Max. Measur	RCD	testing	Manua button o	
Circuit nd Line	DB1	pe of	Ref. n	<u>o</u>		,	Ma		Ţ	_ 70	aking	RCD	permitted Zs Other		final circui		Fig 8 check	All circu		Test	L/L, L/N	L/E,	Polarity	ax.	Above 30mA	30mA or below	RCD	AFDD
e Zo.	Circuit designation	wiring	method	points	۲ 2	CPC	ximum	BS EN	Туре No	Rating (A)	(KA)	(mA)	80% (Ω)	r1	ured end- rn	r2		R1R2 or R	2, not both	voltage		N/E	( <b>√</b> )	Zs (Ω)	I∆n	5 l∆n	( <b>√</b> )	( <b>√</b> )
1	Electric Shower	A	<u>ā</u>	र्ष	6	2.5	0.4	Number 60898	В	40	6	30	0.87		I	12	(√) ✓	R1 + R2 0.23	R2	500	Μ(Ω)	M(Ω) >200	<b>√</b>	0.41	ms	ms	N/A	N/A
2	Socket ring circuit	Α			2.5	1.5	0.4	60898	В		6	30	1.10	0.20	0.19	0.48	<b>√</b>	0.37		500		>200	<b>√</b>	0.55	37	19	<b>√</b>	N/A
3	Garage	Α			2.5	1.5	0.4	60898	В	16	6	30	2.18				✓	0.63		500		>200	<b>√</b>	0.81			N/A	N/A
4	Immersion Heater	Α			2.5	1.5	0.4	60898	В	16	6	30	2.18				N/A	0.31		500		>200	✓	0.49			N/A	N/A
5	Lights down	А			1	1	0.4	60898	В	6	6	30	5.82				✓	0.87		500		>200	✓	1.05			N/A	N/A
6	Lights up	Α			1	1	0.4	60898	В	6	6	30	5.82				✓	1.40		500		>200	✓	1.58			N/A	N/A
7	Cooker	Α			6	2.5	0.4	60898	В	32	6	30	1.10				✓	0.13		500		>200	✓	0.41			N/A	N/A
8	Kitchen ring	Α			2.5	1.5	0.4	60898	В	32	6	30	1.10	0.19	0.20	0.31	✓	0.31		500		>200	✓	0.59	37	19	✓	N/A
9	Socket ring circuit	Α			2.5	1.5	0.4	60898	В	32	6	30	1.10	0.26	0.24	0.48	✓	0.40		500		>200	✓	0.68			N/A	N/A
10	Exterior Lights	Α			2.5	1.5	0.4	60898	В	16	6	30	2.18				✓	0.40		500		>200	✓	0.68			N/A	N/A
11	Exterior Lights	Α			1	1	0.4	60898	В	6	6	30	5.82				✓	0.52		500		>200	✓	0.80			N/A	N/A
12	Lights	Α			1	1	0.4	60898	В	6	6	30	5.82				✓	0.37		500		>200	✓	0.65			N/A	N/A
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		-																										
	ls of circuits and/or installed e	quipm	nent v	ulner	able to	damage	when	testing	Dat	e(s) c	lead t	esting	26/07/	2022	То	26/07/2	022	Date	` '	testing		26/07/20	)22	To	)	26/07	//2022	_
none	ed by: Name (capital letters)	NIK	STOK	(FS				Position electr	rician					Doto 20	5/07/2022	2			Si	gnature	nik si	tokes						
					anhlan in	man mac+-				atallia T	mumbir	- DV					214/4	blas C C	MA IVELE	anhine !	l Minor-L	lway date d	0.04					
vviinig	Types. A PVC/PVC B PVC cables in n	iotallic (	Jonault	UFVC	cables III	non-meta	inic Cond	uit D FVC Cable	es III III	etallic I	runking	IL FVC	cables in th	on-metalli	io Trunkinį	y 1- F V C/3	ovva ca	nies G S	VVAVAPLE	cables F	iviiileiai	msulated	U Oli	iei				