

# Electrical Installation Condition Report

Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference: 00007

## Details of the Client/Person Ordering Report

Client: Nigel

Address:

## Reason for Producing this Report

Purpose of this report:

Requested by landlord

Date(s) on which inspection and testing was carried out: 13/04/2021

## Details of the Installation which is the Subject of this Report

Occupier: Jamie Davison

Address: 6  
Ninith Street, Horden  
Peterlee  
Durham, SR8 4LZ

Record of Installation Available: No

Records held by: N/A

Description of premises: Domestic

Estimated age of wiring system: 10 yrs

Evidence of alterations or additions: No If yes estimated age: N/A yrs

Date of previous inspection: UNKNOWN

Previous inspection / Condition Report No.: N/a

## Extent and Limitations

Extent of Electrical Installation covered by this report:

70%

Operational limitations including the reasons: (See page No )

N/a

Agreed limitations including the reasons: (See Regulation 634.2)

No damage / lifting floor boards

Agreed with name:

Landlord and tenant

This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671 (IET Wiring Regulations) as amended to July 2018. 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 the 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

General conditions of the installations: (In terms of electrical safety)

Passed / satisfactory

Overall assessment of the installation: SATISFACTORY

\*An unsatisfactory assessment indicates that dangerous (Code C1) and / or potentially dangerous (Code C2) conditions have been identified.

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## Next Inspection

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' (Code FI). Observation classified as 'Improvement recommended' (Code C3) should be given due considerations. Subject to the necessary remedial action being taken I recommend that the installation is further inspected & tested by **5 Years**

## Declaration

I, 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 & limitations in section D of this report.

**Trading Title and Address:** JMD Property Solutions  
143 Hatfield Place  
Peterlee  
Peterlee, Durham, SR8 5TG

**Registration No:** 609265000

**Register With:** JMD

**Governing Body:** NICEIC Approved Contractor

### Inspected and tested by:

**Name:** K Dawson **Position:** Electrician **Date:** 13/04/2021 **Signature:** N/A

### Reviewed & Report authorised for issue by:

**Name:** K Dawson **Position:** Electrician **Date:** 13/04/2021 **Signature:** N/A

## Attachments

The attached schedule(s) are part of this document and this report is valid only when they are attached to it. **1** schedule(s) of inspection and **1** schedule(s) of test results are attached.

## Supply Characteristics and Earthing Arrangements

### Earthing Arrangements:

TN-C-S

### Number and Type of Live Conductors:

AC - 1-phase (2 wire)

### Nature of Supply Parameters:

Nominal (line/line) Voltage, $U_0^{(1)}$ :	N/A	V	Nominal (line/earth) Voltage, $U_0^{(1)}$ :	230	V
Nominal Frequency $f^{(1)}$ :	50	Hz	Prospective Fault Current $I_{pf}^{(2)}$ :	1.52	kA
External Loop Impedance, $Z_e^{(2)}$ :	0.14	$\Omega$	Number of Supplies:	1	

(Note: (1) by enquiry, (2) by enquiry or by measurement)

Confirmation of Supply Polarity:

Phase Rotation:

### Supply protective device:

BS(EN):	88-3 Fuse
Type:	2
Nominal Current Rating:	80 A
Short-circuit Capacity:	33 kA

## Particulars of Installation Referred to in the Certificate

### Means of Earthing:

#### Distributor's Facility:



#### Installation Earth Electrode:

N/A

Maximum Demand (load): 80 Amps

Method of Protection Against Electric Shock: ADS

### Details of Installation Earth Electrode: (where applicable)

Type: (e.g. rod(s), tape etc.) N/A Location: N/A

Method of Measurement: N/A Resistance to earth: N/A  $\Omega$

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## Main Protective Earthing and Bonding Conductors

<b>Earthing Conductor:</b>	<b>Material:</b> Copper	<b>csa:</b> 10	mm <sup>2</sup>	<b>Connection / Continuity Verified:</b> <input checked="" type="checkbox"/>	0.13	Ω
<b>Main Protective Bonding Conductors:</b>	<b>Material:</b> Copper	<b>csa:</b> 10	mm <sup>2</sup>	<b>Connection / Continuity Verified:</b> <input checked="" type="checkbox"/>		

### Bonding of Incoming Service:

<b>Water Installation Pipes:</b> <input checked="" type="checkbox"/>	0.09	Ω	<b>Gas Installation Pipes:</b> <input checked="" type="checkbox"/>	0.09	Ω	<b>Structural Steel:</b> N/A	N/A	Ω
<b>Lightning Protection:</b> N/A	N/A	Ω	<b>Oil Installation Pipes:</b> N/A	N/A	Ω	<b>Other Incoming Service(s):</b> N/A	N/A	Ω

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

<b>Location:</b>	In fuse box		<b>Fuse / Device Rating or Setting:</b>	80	A	<b>If RCD Main Switch:</b>		
<b>Type BS(EN):</b>	60947-3 Isolator	<b>No of Poles:</b>	1	<b>Current Rating:</b>	N/A	A	<b>Rated Residual Operation Current, IΔn:</b> N/A	mA
<b>Supply Conductors Material:</b>	Copper	<b>Voltage Rating:</b>	230	V	<b>Test Button Operational:</b>	N/A	<b>Rated Time Delay:</b> N/A	ms
<b>Supply Conductors csa:</b>	25	mm	<b>kA Capacity: (if applicable)</b>	1.54	kA		<b>RCD Operating Time at, IΔn:</b> N/A	ms

## 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:**

**The following observations are made:** N/A

Item No	Observations	Code

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. If a C1, C2 or FI observation has been made, this will deem the installation 'unsatisfactory'!

C1 - Danger present. Risk of injury. Immediate remedial action required	N/A	C3 - Improvement recommended	N/A
C2 - Potentially dangerous - urgent remedial action required	N/A	FI - Further investigation required without delay	N/A
LIM - Limitation	N/A	NV - Not Verified	N/A

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## Condition Report Inspection Schedule for Domestic and Similar Premises with up to 100A Supply

**Note:** This form is suitable for many type of smaller installations not exclusive domestic.

Outcomes	Acceptable Condition	Pass	Unacceptable Condition	State C1 or C2	Improvement Recommended	State C3	Further Investigation	FI	Not Verified	N/V	Limitation	LIM	Not Applicable	N/A
Item No.	Description										Result	Remarks		
<b>1.0</b>	<b>EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)</b>													
1.1	Service cable										PASS	N/A		
1.2	Service head										PASS	N/A		
1.3	Earthing arrangement										PASS	N/A		
1.4	Meter tails										PASS	N/A		
1.5	Metering equipment										PASS	N/A		
1.6	Isolator (where present)										PASS	N/A		
<b>2.0</b>	<b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)</b>										PASS	N/A		
<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)										PASS	N/A		
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)										PASS	N/A		
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)										PASS	N/A		
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)										PASS	N/A		
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)										PASS	N/A		
3.6	Confirmation of main protective bonding conductor sizes (544.1)										PASS	N/A		
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)										PASS	N/A		
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)										PASS	N/A		
<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)										PASS	N/A		
4.2	Security of fixing (134.1.1)										PASS	N/A		
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)										PASS	N/A		
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)										PASS	N/A		
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)										PASS	N/A		
4.6	Presence of main linked switch (as required by 462.1.201)										PASS	N/A		
4.7	Operation of main switch (functional check) (643.10)										PASS	N/A		
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)										PASS	N/A		
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)										PASS	N/A		
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)										PASS	N/A		
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)										PASS	N/A		
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)										PASS	N/A		
4.13	Presence of other required labelling (please specify) (Section 514)										PASS	N/A		
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; Sections 432, 433)										PASS	N/A		
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)										PASS	N/A		
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)										PASS	N/A		
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/ enclosures (521.5.1)										PASS	N/A		
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)										PASS	N/A		
4.19	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)										PASS	N/A		
4.20	Confirmation of indication that SPD is functional (651.4)										PASS	N/A		
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)										PASS	N/A		
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)										PASS	N/A		
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)										PASS	N/A		

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Outcomes	Acceptable Condition	Pass	Unacceptable Condition	State C1 or C2	Improvement Recommended	State C3	Further Investigation	FI	Not Verified	N/V	Limitation	LIM	Not Applicable	N/A
Item No.	Description										Result	Remarks		
<b>5.0</b>	<b>FINAL CIRCUITS</b>													
5.1	Identification of conductors (514.3.1)										PASS	N/A		
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)										PASS	N/A		
5.3	Condition of insulation of live parts (416.1)										PASS	N/A		
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)										PASS	N/A		
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)										PASS	N/A		
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)										PASS	N/A		
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)										PASS	N/A		
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)										PASS	N/A		
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)										PASS	N/A		
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)										PASS	N/A		
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)										PASS	N/A		
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)										PASS	N/A		
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA:													
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)										PASS	N/A		
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)										PASS	N/A		
5.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)										PASS	N/A		
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth ( 522.6.203)										PASS	N/A		
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)										PASS	N/A		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)										PASS	N/A		
5.14	Band II cables segregated/separated from Band I cables (528.1)										PASS	N/A		
5.15	Cables segregated/separated from communications cabling (528.2)										PASS	N/A		
5.16	Cables segregated/separated from non-electrical services (528.3)										PASS	N/A		
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)													
5.17.1	Connections soundly made and under no undue strain (526.6)										PASS	N/A		
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)										PASS	N/A		
5.17.3	Connections of live conductors adequately enclosed (526.5)										PASS	N/A		
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)										PASS	N/A		
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))										PASS	N/A		
5.19	Suitability of accessories for external influences (512.2)										PASS	N/A		
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)										PASS	N/A		
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)										PASS	N/A		

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Outcomes	Acceptable Condition	Pass	Unacceptable Condition	State C1 or C2	Improvement Recommended	State C3	Further Investigation	FI	Not Verified	N/V	Limitation	LIM	Not Applicable	N/A
Item No.	Description										Result	Remarks		
<b>6.0 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)										PASS	N/A		
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)										PASS	N/A		
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)										PASS	N/A		
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)										PASS	N/A		
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)										PASS	N/A		
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)										PASS	N/A		
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)										PASS	N/A		
6.8	Suitability of current-using equipment for particular position within the location (701.55)										PASS	N/A		
<b>7.0 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)													
Locations	N/A										PASS			

Name: K Dawson

Date: 13/04/2021

Signature:

N/A

To be completed in every case:

Location of Distribution Board:

Top of stairs

Distribution Board Designation: DB 1

Only to be completed if the distribution board is not connected directly to the origin of the installation:

Supply to Distribution Board is from:

N/A

No of Phases: N/A

Nominal Voltage: N/A V

Overcurrent protective device for the distribution circuit:

Type BS(EN): N/A

Rating: N/A A

Associated RCD: (if any)

BS(EN): 61008

RCD No of Poles: 3

RCD Rating: 30 mA

### Circuit Details

Types of wiring, other (O): N/A

Circuit Number and Line	Circuit Designation	Type of Wiring	Ref Method	Number of Points Served	Circuit Conductors: csa		Max Disc. Time Perm.	Overcurrent Protective Devices				RCD	Max Zs Permitted By BS 7671	Circuit Impedance (ohms)					Insulation Resistance				RCD	AFDD						
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS (EN)	Type	Rating (A)	Short Circuit Capacity kA			Operating Current I <sub>Δn</sub>	Ring Final Circuits Only			All Circuits		Line/Line (MΩ)	Line/Neut (MΩ)	Line/Earth (MΩ)			Test Voltage (V)	Polarity (V)	Maximum Measured Earth Fault Loop Impedance Ω	At I <sub>Δn</sub> (ms)	Test Button Operation	Test Button Operation
															r1 (line)	rn (neutral)	r2 (cpc)	r1+r2	r2											
1/TP	SPARE																													
2/TP	SPARE																													
3/TP	SPARE																													
4/TP	SPARE																													
5/TP	SPARE																													
6/TP	SPARE																													
7/TP	SPARE																													
8/TP	SPARE																													
9/TP	SPARE																													
10/TP	SPARE																													

Only to be completed if the Distribution Board is not connected directly to the origin of the installation:

Zs: N/A Ω

Operating Times of Associated RCD: (if any) At I<sub>Δn</sub> N/A ms

Ipf: N/A kA At 5I<sub>Δn</sub> N/A ms

Correct Supply Polarity Confirmed: N/A Phase Sequence Confirmed: N/A (where appropriate)

Test Instruments (Serial Numbers) Used:

Multi-function: 13200825 Continuity: N/A

Earth Fault Loop Impedance: N/A RCD: N/A

Insulation Resistance: N/A Other: N/A

Details of Circuits and/or Equipment Vulnerable to Damage

N/a

Tested by Signature: N/A

Name: K Dawson

Position: Electrician

Date of Testing: 13/04/2021

# Electrical Installation Condition Report

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## Guidance for Recipient

### Guidance for Recipient (to be appended to the Certificate)

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

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in 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.

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 a residual current device (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. 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.

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 - Extent and Limitations on page 1. For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency. Where it has been stated that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code of C1 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 8 - Recommendations).

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 on page 2 under section 6 'Next Inspection', and on label at or near to the consumer unit / distribution board.

## IMPORTANT

This installation should be periodically inspected and tested and a report on its condition obtained, as prescribed in the IET wiring regulations, BS7671 requirements for electrical installations.

**Date of last inspection:** 13/04/2021

**Recommended date of next inspection:** 13/04/2026

**Certificate Reference:** 00007

JMD Property Solutions  
143 Hatfield Place  
Peterlee  
Peterlee, Durham, SR8 5TG

NICEIC Approved Contractor  
Branch No: 000  
Enrolment No: 609265000

