

ELECTRICAL INSTALLATION CONDITION REPORT

NICEIC REGISTRATION NUMBER

603955000

CERTIFICATE NUMBER

03112048



A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name; Wm. A. Gregory
Address; Ground Floor 193 Whitham Road, Broomhill, Sheffield, S10 2SN

B. REASON FOR PRODUCING THIS REPORT

Let of property
Date(s) on which inspection and testing was carried out; 03/11/2020

C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Name;
Address; 48 Bute Street, Sheffield, S10 1UP

Description of premises;
Domestic Commercial Industrial Other (include brief description)
Estimated age of wiring system; 40 years
Evidence of additions / alterations; Yes No Not apparent If yes, estimate age; 4 years
Installation records available? (Regulation 651.1) Yes No Date of last inspection; 08/06/2016

D. EXTENT OF THE INSTALLATION AND THE LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report; 100% of installation using a sample of at least 20% of each circuit.

Agreed limitations, if any, of the inspection and testing; Zs values calculated, L-N insulation resistance not tested.

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations) as amended to..... 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 installation (in terms of electrical safety); SATISFACTORY.

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY.

*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) 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 '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.

Subject to the necessary remedial action being taken, I recommend that the installation is further inspected and tested by: **03/11/2025**

G. DECLARATION

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.

Name: Adam Brunt Position in company: Director
For and on behalf of: ACB Electrical Services Date of inspection: 03/11/2020
Address: Digital Media Centre, County Way
Barnsley, S70 2JW Signature:

H. SCHEDULE(S)

.....schedule(s) of inspection andschedule(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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OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	F1	Not verified	N/V	Limitations	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION											OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and F1 coded items to be recorded in Section K of the Condition Report)		
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													
1.1	Service cable condition											✓		
1.2	Condition of service head											✓		
1.3	Condition of tails - Distributor											✓		
1.4	Condition of tails - Consumer											✓		
1.5	Condition of metering equipment											✓		
1.6	Condition of isolator (where present)											N/A		
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)											N/A		
3.0	EARTHING / 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 (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 all protective bonding connections (543.3.1, 543.3.2)											✓		
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
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)											C3		
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 switch (functional check) (643.10)											✓		
4.8	Manual operation of circuit-breakers and RCDs 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)											N/A		
4.13	Presence of other required labelling (please specify) (Section 514)											N/A		
4.14	Compatibility of protective devices and 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)											✓		
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)											N/A		
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.204; 411.5.2; 531.2)											N/A		
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)											✓		
4.20	Confirmation of indication that SPD is functional (651.4)											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)											✓		
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)											N/A		
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)											N/A		

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OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	F1	Not verified	N/V	Limitations	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION												OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and F1 coded items to be recorded in Section K of the Condition Report)	

5.0	FINAL CIRCUITS												
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 (521.10.1)												N/A
	●To include the integrity of conduit and trunking systems (metallic and plastic)												N/A
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 (411.3.1; 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)												LIM
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) (522.6.204;)												✓
5.12	Provision of additional protection by RCD not exceeding 30 mA:												✓
	●for all socket-outlets of rating 20 A or less, unless an exception is permitted (411.3.3)												✓
	●for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)												✓
	●for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)												✓
	●for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)												✓
	●final circuits supplying luminaires within domestic (household) premises (411.3.4)												✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)												✓
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)												✓
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)												✓
	●No basic insulation of a conductor visible outside enclosure (526.8)												✓
	●Connections of live conductors adequately enclosed (526.5)												✓
	●Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)												✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))												✓
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 conductor only (132.14.1; 530.3.3)												✓

6.0	LOCATION(S) CONTAINING A BATH OR SHOWER												
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)												✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)												N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)												N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)												✓
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)												N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)												✓
6.7	Suitability of equipment for installation in a particular zone (701.512.3)												✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)												✓


7.0	LOCATION(S) CONTAINING A BATH OR SHOWER												
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)												N/A

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DB DETAILS	MAIN CIRCUIT BREAKER DETAILS	Details of circuits and/or installed equipment vulnerable to damage when tested: N/A
DB Ref: chint / MK	Type BSEN: 60947-3 RCD operating time in ms: N/A	
DB Location: cellar	Current rating in amps: 100 No. Of poles: 2	
Zs at DB (Ω): 0.20	Voltage rating in volts: 230 Supply Conductor material: copper	
Ipf at DB (kA): 1.17	RCD operating current in mA: N/A Supply Conductor CSA in mm: 25	
Correct supply polarity confirmed: ✓	Tested by: Adam Brunt Signature: 	
Phase sequence confirmed: ✓	Date tested: 03/11/2020	

CIRCUIT DETAILS		TEST RESULTS																							
Details of test equipment used (state serial No.)		Protective device						Conductor details			Ring final circuit continuity (Ω)			Continuity (R1+R2 or R2)		Insulation Resistance Test Voltage	Insulation resistance		Polarity	Maximum Measured Zs	RCD operation		AFDD	Remarks (see observations or comments section)	
Loop Impedence: 10050106		BS (EN)	Type	Rating A	breaking capacity kA	RCD 1 Δn mA	Maximum permitted Zs* Ω	Reference method	Live mm2	CPC mm2	R1 (line) Ω	Rn (neutral) Ω	R2 CPC Ω	R1 + R2 Ω	R2 Ω		Live/Live MΩ	Live/Earth MΩ			Disconnection time at 1Δn ms	RCD Test button operation			Manual AFDD test button operation
Continuity: 10050106																									
Insulation Resistance: 10050106																									
RCD tester: 10050106																									
Circuit No.	Circuit Description	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	RCD 1	61008	N/A	63	N/A	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	29	✓	N/A		
1																									
2	cellar sockets	60898	B	32	6	N/A	1.37	100	2 x 2.5	2 x 1.5	0.18	0.18	0.33	0.13	N/A	500	LIM	200+	✓	0.33	N/A	N/A	N/A		
3	lights ground / 1st floor	60898	B	10	6	N/A	4.37	100	1	1	N/A	N/A	N/A	1.39	N/A	500	LIM	5	✓	1.59	N/A	N/A	N/A		
4	fridge socket	60898	B	20	6	N/A	2.19	100	2.5	1.5	N/A	N/A	N/A	0.20	N/A	500	LIM	200+	✓	0.40	N/A	N/A	N/A		
5	kitchen sockets low level	60898	B	16	6	N/A	2.73	100	2.5	1.5	N/A	N/A	N/A	0.08	N/A	500	LIM	200+	✓	0.28	N/A	N/A	N/A		
6	cooker	60898	B	32	6	N/A	1.37	100	6	2.5	N/A	N/A	N/A	0.15	N/A	500	LIM	200+	✓	0.35	N/A	N/A	N/A		
	RCD 2	61008	N/A	63	N/A	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18	✓	N/A		
7																									
8	cellar extractor fan	60898	B	6	6	N/A	7.28	100	2.5/1	1.5/1	N/A	N/A	N/A	0.15	N/A	500	LIM	200+	✓	0.35	N/A	N/A	N/A		
9	cellar spot lights	60898	B	6	6	N/A	7.28	100	1.5	1	N/A	N/A	N/A	0.31	N/A	500	LIM	26	✓	0.51	N/A	N/A	N/A		
10	sockets 1st & 2nd floor / boiler	60898	B	16	6	N/A	2.73	100	2.5	1.5	N/A	N/A	N/A	0.27	N/A	500	LIM	60	✓	0.41	N/A	N/A	N/A		
11	sockets living room	60898	B	16	6	N/A	2.73	100	2.5	1.5	N/A	N/A	N/A	0.25	N/A	500	LIM	200+	✓	0.45	N/A	N/A	N/A		
12	sockets kitchen high level	60898	B	32	6	N/A	1.37	100	4	1.5	N/A	N/A	N/A	0.33	N/A	500	LIM	27	✓	0.53	N/A	N/A	N/A		

GUIDANCE FOR RECIPIENTS (to be appended to the Report)

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 a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six monthly. **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 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 skilled person competent in electrical installation work 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 skilled person competent in electrical installation work 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 (code F1) the inspection has revealed an apparent deficiency which may result in a code 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 F).
- 10 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 a label at or near to the consumer unit / distribution board.