

# ELECTRICAL INSTALLATION CONDITION REPORT

Contractor's Reference Number

CRN/ N/A

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX

Original (To the person ordering the work)

## A. DETAILS OF THE CLIENT

Client: Berkeley Property Management

Address: Heritage House  
Park Place  
Clifton  
Bristol  
Gloucestershire  
Postcode: BS8 1JW

## B. PURPOSE OF THE REPORT

This report must be used only for reporting on the condition of an existing installation.

Purpose for which this report is required: Scheduled Report

Date(s) on which inspection and testing were carried out: 28/03/2018 -- 28/03/2018

## C. DETAILS OF THE INSTALLATION

Occupier: N/A

Address: Ground floor flat  
23 The Mall  
Bristol  
Gloucestershire  
Postcode: BS8 4JG

Estimated age of the electrical installation:	10	years	Description of premises: domestic, commercial, industrial, other (Please state)	Domestic/Commercial	Evidence of alterations or additions	no	If yes, estimated age	N/A	years
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Date of previous inspection: Unknown  
Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: N/A

Records of installation available: no  
Records held by: Unknown

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

Extent of the electrical installation covered by this report:

20% of fixed wiring only

Agreed limitations including the reasons, if any, on the inspection and testing:

NONE

Agreed with: N/A

Operational limitations including the reasons (see page No. )

NONA

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually 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):

GOOD.

Summary of the condition of the installation continued on additional pages? No  Yes Specify page No(s):

Overall assessment of the installation:

**SATISFACTORY** / XXXXXXXXXX\*

(Delete as appropriate)

\* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that Further investigation without delay (FI) is required

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

Page 1 of 8

## NOTES FOR RECIPIENTS

**THIS ELECTRICAL INSTALLATION CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE**

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service (see Section E and G). This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see Section F), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates residual current devices (RCDs), there should be a notice at or near the distribution board stating that they should be tested quarterly. **FOR SAFETY REASONS, IT IS IMPORTANT THAT YOU CARRY OUT THE TEST REGULARLY.**

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 should be carried out is stated in Section I of this report. There should also be a notice at or near the main switchboard or consumer unit indicating when the next inspection of the installation is due. NICEIC\* recommends that you engage the services of an Approved Contractor for the inspection.

This report has been issued in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) – *Requirements for Electrical Installations*.

Only an NICEIC Approved Contractor or Conforming Body is authorised to issue this NICEIC Electrical Installation Condition Report form.

You should have received the report marked 'Original' and the Approved Contractor should have retained the report marked 'Duplicate'.

The report consists of at least eight numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one distribution board or more circuits than can be recorded on Pages 7 and 8, one or more additional *Schedules of Circuit Details and Schedules of Test Results* should form part of the report. The report is invalid if any of the pages identified in Section H are missing. The report has a printed seven-digit serial number, which is traceable to the Approved Contractor to which it was supplied by NICEIC.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing electrical installation. The report should identify, so far as is reasonably practicable and having regard to the extent and limitations recorded in Section D, any damage, deterioration, defects, dangerous conditions and any non-compliances with the requirements of the national standard for the safety of electrical installations which may give rise to danger, together with any items for which improvement is recommended.

The report should not have been issued to certify that new electrical installation work complies with the requirements of the national safety standard. An 'Electrical Installation Certificate', a 'Domestic Electrical Installation Certificate' or a 'Minor Electrical Installation Works Certificate' (as appropriate) should be issued for the certification of new installation work.

This report should not have been issued for an electrical installation in a potentially explosive atmosphere (hazardous area) unless the Approved Contractor holds an appropriate extension to NICEIC enrolment for such work.

\* NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).

For further information about electrical safety and how NICEIC can help you, visit [www.niceic.com](http://www.niceic.com)

continued on the reverse of page 3





# ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

H. SCHEDULES AND ADDITIONAL PAGES		
Inspection Schedule: Page(s) No 4, 5, 6	Additional pages, including additional source(s) data sheets:	Page No(s)
Schedule of Circuit Details for the Installation: Page No(s) 79	Schedule of Test Results for the Installation: Page No(s)	810
The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.		

I. NEXT INSPECTION	
I/We recommend that this installation is further inspected and tested after an interval of not more than 3	(Enter interval in terms of years, months or weeks, as appropriate)
provided that any items at F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or FI (further investigation required without delay) are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).	

J. DETAILS OF NICEIC APPROVED CONTRACTOR	
Trading title: G1 Electrical Ltd	
Address: 132 Church Road Redfield BRISTOL	Telephone number: 07979412410
	Email address: kas@g1electrical.co.uk
	Enrolment number: 6 1 0 5 3 9 (Essential information)
Postcode: BS5 9HH	Branch number: 0 0 0 (if applicable)

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS						Characteristics of primary supply overcurrent protective device(s)		
System type(s)	Number and type of live conductors			Nature of supply parameters				
	a.c.	✓	d.c.	Nominal voltage(s), U <sup>(n)</sup>	V	U <sub>o</sub> <sup>(n)</sup>	V	BS(EN)
TNS	N/A			230		230		61008
TNCS	✓	1-phase (2-wire) ✓	1-phase (3-wire) N/A	2-pole	✓	50	Hz	Type LIM
TNC	N/A	2-phase (3-wire) N/A		3-pole	N/A	1.1	kA	Rated current 100 A
TT	N/A	3-phase (3-wire) N/A	3-phase (4-wire) N/A	other	N/A	0.20	Ω	Short-circuit capacity LIM kA
IT	N/A	Other Please state		Number of sources	1			Confirmation of supply polarity ✓ (✓)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN			
Means of earthing		Details of installation earth electrode (where applicable)	
Distributor's facility: ✓	Type: (eg rod(s), tape(s) etc) N/A	Location: N/A	
Installation earth electrode: N/A	Electrode resistance, R <sub>A</sub> : N/A	Method of measurement: Method 2: Zs Loop	
Main Switch/Switch-Fuse/Circuit-Breaker/ RCD		Earthing and protective bonding conductors	
Type: BS(EN) 60947-3	Voltage rating 230 V	Earthing conductor	Main protective bonding conductors
No of poles 2	Rated current, I <sub>n</sub> 100 A	Conductor material copper	Conductor material copper
Primary supply conductors: material copper	RCD operating current, I <sub>Δn</sub> * 30 mA	Conductor csa 10 mm <sup>2</sup>	Conductor csa 10 mm <sup>2</sup>
Primary supply conductors: csa 16 mm <sup>2</sup>	Rated time delay* N/A ms	Connection/continuity verified LIM (✓)	Connection/continuity verified LIM (✓)
	RCD operating time (at I <sub>Δn</sub> )* N/A ms		
* (applicable only where an RCD is suitable and is used as a main circuit-breaker)		Bonding of extraneous-conductive-parts (✓)	
		Water installation pipes LIM Lightning protection N/A	
		Oil installation pipes N/A Structural steel N/A	
		Gas installation pipes LIM	
		Other N/A	



# ELECTRICAL INSTALLATION CONDITION REPORT

## INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
<b>1.0</b>	<b>Condition/adequacy of distributor's/supply intake equipment†</b>		
1.1	Service cable	✓	
1.2	Service head	✓	
1.3	Distributor's earthing arrangement(s)	✓	
1.4	Meter tails – Distributor/ Consumer	✓	
1.5	Metering equipment	✓	
1.6	Means of main isolation ( <i>where present</i> )	✓	
<b>2.0</b>	<b>Presence of adequate arrangements for parallel or switched alternative sources</b>		
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A	
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	N/A	
<b>3.0</b>	<b>Automatic disconnection of supply</b>		
3.1	Main earthing and bonding arrangements		
	• Presence and condition of distributor's earthing arrangement	✓	
	• Presence and condition of earth electrode arrangement	✓	
	• Adequacy of earthing conductor size	✓	
	• Adequacy of earthing conductor connections	✓	
	• Accessibility of earthing conductor connections	✓	
	• Adequacy of main protective bonding conductor size(s)	✓	
	• Adequacy of main protective bonding conductor connections	✓	
	• Accessibility of main protective bonding connections	✓	
	• Accessibility and condition of other protective bonding connections	✓	
	• Provision of earthing/bonding labels at all appropriate locations	✓	
3.2	FELV		
	• Source providing at least simple separation	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
3.3	Reduced low voltage		
	• Adequacy of source	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
<b>4.0</b>	<b>Other methods of protection (<i>where the methods of protection listed below are employed, details should be provided on separate sheets</i>)</b>		
4.1	Double insulation	✓	
4.2	Reinforced insulation	✓	
4.3	Use of obstacles	✓	
4.4	Placing out of reach	✓	
4.5	Non-conducting location	N/A	
4.6	Earth-free local equipotential bonding	LIM	
4.7	Electrical separation for more than one item of equipment	✓	
<b>5.0</b>	<b>Distribution equipment</b>		
5.1	Adequacy of working space/accessibility of equipment	✓	
5.2	Security of fixing	✓	
5.3	Condition of insulation of live parts	✓	
5.4	Adequacy/security of barriers	✓	
5.5	Condition of enclosure(s) in terms of IP rating	✓	
5.6	Condition of enclosure(s) in terms of fire rating	✓	
5.7	Enclosure not damaged/deteriorated so as to impair safety	✓	
5.8	Presence of main switch(es), linked where required	✓	
5.9	Operation of main switch(es) ( <i>functional check</i> )	✓	
5.10	Correct identification of circuit protective devices	✓	
5.11	Adequacy of protective devices for prospective fault current	✓	
5.12	RCD(s) provided for fault protection – includes RCBOs	✓	
5.13	RCD(s) provided for additional protection – includes RCBOs	✓	

\* All Outcome boxes must be completed.

✓ indicates Acceptable condition

LIM indicates a Limitation

N/A indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required without delay state FI (to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and FI coded items to be recorded in Section F of the report.

† Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.



# ELECTRICAL INSTALLATION CONDITION REPORT

## INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
5.14	RCD(s) provided for protection against fire – includes RCBOs	✓	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	✓	
5.16	Presence of RCD retest notice at or near equipment where required	✓	
5.17	Presence of diagrams, charts or schedules at or near equipment, where required	✓	
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	✓	
5.19	Presence of alternative/additional supply arrangement warning notice(s) at or near equipment where required	✓	
5.20	Presence of replacement next inspection recommendation label	✓	
5.21	Presence of other required labelling ( <i>specify</i> )	✓	
5.22	Examination of protective device(s) and base(s); correct type and rating ( <i>no signs of unacceptable thermal damage, arcing or overheating</i> )	✓	
5.23	Single-pole switching or protective devices in line conductors only	✓	
5.24	Protection against mechanical damage where cables enter equipment	✓	
5.25	Protection against electromagnetic effects where cables enter metallic enclosures	✓	
<b>6.0</b>	<b>Distribution/final circuits</b>		
6.1	Identification of conductors	✓	
6.2	Cables correctly supported throughout their length	✓	
6.3	Condition of insulation of live parts	✓	
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking	✓	
6.5	Suitability of containment systems for continued use ( <i>including flexible conduit</i> )	✓	
6.6	Cables correctly terminated in enclosures ( <i>indicate extent of sampling in Section D of report</i> )	✓	
6.7	Confirmation of indication that SPD(s) are functional	✓	
6.8	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓	
6.9	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓	
6.10	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓	
6.11	Adequacy of protective devices; type and rated current for fault protection	✓	
6.12	Presence and adequacy of circuit protective conductors	✓	
6.13	Co-ordination between conductors and overload protective devices	✓	
6.14	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓	
6.15	Cables where exposed to direct sunlight, of a suitable type	✓	
6.16	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage		
	• installed in prescribed zones (see Section D. Extent and limitations)	✓	
	• incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations)	✓	
6.17	Provision of additional protection by 30 mA RCD		
	• †for mobile equipment not exceeding a rating of 32 A for use outdoors	N/A	
	• †for all socket-outlets of rating 20 A or less, unless exempt	✓	
	• †for cables installed in walls / partitions at a depth of less than 50 mm	✓	
	• †for cables installed in walls / partitions containing metal parts regardless of depth	✓	
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
6.19	Band II cables segregated/separated from Band I cables	✓	
6.20	Cables segregated/separated from non-electrical services	✓	
6.21	Termination of cables at enclosures ( <i>identify numbers and locations of items inspected in Section D</i> )		
	• Connections under no undue strain	✓	
	• No basic insulation of a conductor visible outside an enclosure	✓	
	• Connections of live conductors adequately enclosed	✓	
	• Adequacy of connection at point of entry to enclosure ( <i>gland, bush or similar</i> )	✓	
6.22	General condition of wiring systems	✓	
6.23	Temperature rating of cable insulation	✓	
6.24	Condition of accessories including socket-outlets, switches and joint boxes	✓	
6.25	Suitability of accessories for external influences	✓	
6.26	Single-pole switching or protective devices in line conductors only	✓	
6.27	Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment – identify /record numbers and locations of items inspected	✓	

† Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection

\* All Outcome boxes must be completed.

- ✓ indicates Acceptable condition
- LIM indicates a Limitation
- N/A indicates Not applicable

Unacceptable condition state C1 or C2  
 Improvement recommended state C3  
 Further investigation required without delay state FI  
 (to determine whether danger or potential danger exists)

Outcome  
 Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and FI coded items to be recorded in Section F of the report. Page 5 of



# ELECTRICAL INSTALLATION CONDITION REPORT

## INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
<b>7.0</b>	<b>Isolation and switching</b>		
7.1	Isolators		
	• presence and condition of appropriate devices	✓	
	• acceptable location (state if local or remote)	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
	• Warning label posted in situations where live parts cannot be isolated by the operation of a single device	✓	
7.2	Switching off for mechanical maintenance		
	• presence and condition of appropriate devices	✓	
	• acceptable location	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.3	Emergency switching/stopping		
	• presence and condition of appropriate devices	✓	
	• readily accessible for operation where danger might occur	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.4	Functional switching		
	• presence and condition of appropriate devices	✓	
	• correct operation verified	✓	
<b>8.0</b>	<b>Current-using equipment (<i>permanently connected</i>)</b>		
8.1	Condition of equipment in terms of IP rating	✓	
8.2	Equipment does not constitute a fire hazard	✓	
8.3	Enclosure not damaged/deteriorated so as to impair safety	✓	
8.4	Suitability for the environment and external influences	✓	
8.5	Security of fixing	✓	
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire ( <i>indicate extent of sampling in Section D of report</i> )	✓	
8.7	Recessed luminaires (e.g. downlighters)		
	• correct type of lamps fitted	✓	
	• installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar	✓	
	• no signs of overheating to surrounding building fabric	✓	
	• no signs of overheating to conductors/terminations	✓	
<b>9.0</b>	<b>Location(s) containing a bath or shower</b>		
9.1	Additional protection by RCD not exceeding 30 mA		
	• for low voltage circuits serving the location	N/A	
	• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	N/A	
9.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A	
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	N/A	
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	✓	
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A	
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓	
9.7	Suitability of equipment for installation in a particular zone	✓	
9.8	Suitability of current-using equipment for a particular position within the location	✓	
<b>10.0</b>	<b>Other special installations or locations</b>		
	List special locations present, if any. List the results of particular inspections applied (a separate page is required for each location).		
		N/A	

Original (To the person ordering the work)

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Unacceptable condition state C1 or C2  
 Improvement recommended state C3  
 Further investigation required without delay state F1  
 (to determine whether danger or potential danger exists)

Outcome  
 Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and F1 coded items to be recorded in Section F of the report.







