

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

Trading Title: AG Electrical Services
 Address: 29 Ellicott Road, Bristol
 Postcode: BS7 9PT Tel No: 07751441548

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): N/A
 Name: Berkeley Property Management
 Address: Heritage House, Park Place,
 Clifton, Bristol
 Postcode: BS8 1JW Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: Unknown
 Address: Flat 1 & 2, 26 Worrall Rd,
 Bristol
 Postcode: BS8 2UE Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: Landlord safety certificate
 Date(s) when inspection and testing was carried out: (30/03/2023) Records available: (✓) Previous inspection report available: (✓) Previous report date: (27/03/2018)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
 satisfactory
 Estimated age of electrical installation: (15) years Evidence of additions or alterations: (✓) Overall assessment of the installation is: **Satisfactory** ~~Unsatisfactory~~ * (delete as appropriate)

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): ANDREW GORDON Signature: *AGD* Date: 30/03/2023

REVIEWED BY

Name (capitals): ANDREW GORDON Signature: *AGD* Date: 30/03/2023

*An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.

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PART 7 : DETAILS AND LIMITATIONS ON THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with BS 7671: 2018, 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 the Inspector prior to inspection.

Details of the installation covered by this report: Fixed wiring only
 (see additional page No. N/A)

Agreed limitations including the reasons, if any, on the inspection and testing: None

Extent of sampling (inspection only): 20% of circuit socket and lighting points.
 (see additional page No. N/A)

Operational limitations including the reasons: None
 (see additional page No. N/A)

PART 8 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements

TN-C-S: () TN-S: (N/A) TT: (N/A)

Other (state): N/A

Supply protective device

(BS (EN) 1361)

Type: (II) Rated current: (100) A

Number and type of live conductors

AC 1-phase, 2-wire: ()

Other (state): N/A

Confirmation of supply polarity: ()

Other sources of supply (as detailed on attached schedule) Page No: (N/A)

Nature of supply parameters

Nominal line voltage to Earth, U_0 : (230) V ^{(1) By enquiry, measurement, or by calculation}

Nominal frequency, f : (50) Hz

Prospective fault current, $I_{pf}^{(1)*}$: (1.1) kA

External loop impedance, $Z_e^{(1)*}$: (0.21) Ω

PART 9 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of Earthing

Distributor's facility: ()

Installation earth electrode: (N/A)

Where an earth electrode is used insert

Type – rod(s), tape, etc: (None)

Location: (N/A)

Electrode resistance to Earth: (N/A) Ω

Main protective conductors

Earthing conductor:

(material Copper csa 16 mm²)

Connection / continuity verified: ()

Main protective bonding conductors:

(material Copper csa 10 mm²)

Connection / continuity verified: ()

Main protective bonding connections

Water installation pipes: ()

Gas installation pipes: ()

Structural steel: (N/A)

Oil installation pipes: (N/A)

Lightning protection: (N/A)

Other (state): N/A

.....

Main switch / Switch-fuse / Circuit-breaker / RCD

Type: (BS (EN) 60947-3)

Location: (Flat 1 hallway)

No. of poles: (2) Rating / setting of device: (N/A) A

Current rating: (100) A Voltage rating: (230) V

Where an RCD is used as the main switch

RCD rated residual operating current, $I_{\Delta n}$: (N/A) mA

Measured operating time: (N/A) ms Rated time delay: (N/A) ms

*Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, I_{pf} , and external earth fault loop impedance, Z_e , must be recorded.

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'F1' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

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PART 10 : SCHEDULE OF ITEMS INSPECTED

1. External condition of intake equipment (visual inspection only) (If inadequacies are identified with the intake equipment, it is recommended the person ordering the report informs the appropriate authority)		4. Consumer unit(s) / Distribution board(s)		4.15 Protection against electromagnetic effects where cables enter metallic consumer unit / enclosure: (N/A)	
1.1 Service cable:	(.....)	4.1 Adequacy of working space / accessibility to consumer unit / distribution board:	(.....)	4.16 RCDs provided for fault protection – includes RCBOs:	(.....)
1.2 Service head:	(.....)	4.2 Security of fixing:	(.....)	4.17 RCDs provided for additional protection – includes RCBOs:	(.....)
1.3 Earthing arrangement:	(.....)	4.3 Condition of enclosure(s) in terms of IP rating:	(.....)	4.18 Confirmation of indication that SPD is functional:	(N/A)
1.4 Meter tails:	(.....)	4.4 Condition of enclosure(s) in terms of fire rating:	(C3)	4.19 Adequacy of AFDD(s), where specified:	(C3)
a) Cutout fuse to meter	(.....)	4.5 Enclosure not damaged / deteriorated so as to impair safety:	(.....)	4.20 Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure:	(.....)
b) Meter to consumer unit	(.....)	4.6 Presence of linked main switch:	(.....)	5. Distribution / final circuits	
1.5 Metering equipment:	(.....)	4.7 Operation of main switch(es) (functional check):	(.....)	5.1 Identification of conductors:	(.....)
1.6 Isolator (where present):	(.....)	4.8 Main switch capable of being secured in the OFF position:	(.....)	5.2 Cables correctly supported throughout:	(LIM)
2. Presence of adequate arrangements for other sources		4.9 Operation of circuit-breakers and RCDs to prove disconnection (functional check):	(.....)	5.3 Condition of insulation of live parts:	(.....)
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply:	(N/A)	4.10 Correct identification of circuits and protective devices:	(.....)	5.4 Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems):	(N/A)
2.2 Adequate arrangements where generating set operates in parallel with the public supply:	(N/A)	4.11 Presence of appropriate circuit charts, warning and other notices:	(.....)	5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation:	(.....)
2.3 Presence of alternative / additional supply warning notices:	(N/A)	a) Provision of circuit charts/schedules or equivalent forms of information	(.....)	5.6 Adequacy of protective devices; type and rated current for fault protection:	(.....)
3. Earthing and bonding arrangements		b) Warning notice of method of isolation where live parts not capable of being isolated by a single device	(N/A)	5.7 Presence and adequacy of circuit protective conductors:	(.....)
3.1 Presence and condition of distributor's earthing arrangement:	(.....)	c) Periodic inspection and testing notice	(.....)	5.8 Co-ordination between conductors and overload protection devices:	(.....)
3.2 Presence and condition of earth electrode connection, where appropriate:	(N/A)	d) Presence of RCD six-monthly notice, where required	(N/A)	5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences:	(.....)
3.3 Confirmation of adequate earthing conductor size:	(.....)	e) Warning notice of non-standard (mixed) colours of conductors present	(N/A)	5.10 Cables adequately protected against mechanical damage and abrasion:	(.....)
3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET):	(.....)	f) All other required labelling provided	(.....)	5.11 Provision of additional protection by 30 mA RCD (<i>see Note</i>):	(.....)
3.5 Confirmation of adequate main protective bonding conductor sizes:	(.....)	4.12 Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating):	(.....)	a) For all socket-outlets with a rated current not exceeding 32 A	(.....)
3.6 Accessibility and condition of main protective bonding conductor connections:	(.....)	4.13 Single-pole switching or protective devices in the line conductors only:	(.....)	b) For mobile equipment not exceeding a rating of 32 A for use outdoors	(N/A)
3.7 Accessibility and condition of other protective bonding connections:	(.....)	4.14 Protection against mechanical damage where cables enter consumer unit / distribution board:	(.....)	c) For cables concealed in walls / partitions at a depth of less than 50 mm	(.....)
3.8 Provision of earthing and bonding labels at all appropriate locations:	(.....)				

All fields must be completed. Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)

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PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing 4,3,5,8,10,2,.....

CODES for Type of wiring		(A) Thermoplastic insulated / sheathed cables	(B) Thermoplastic cables in metallic conduit	(C) Thermoplastic cables in non-metallic conduit	(D) Thermoplastic cables in metallic trunking	(E) Thermoplastic cables in non-metallic trunking	(F) Thermoplastic / SWA cables	(G) Thermosetting / SWA cables	(H) Mineral-insulated cables	(I) other - state: N/A																
Circuit number	Circuit description <small>* Where this consumer unit is remote from the origin of the installation, record details of the circuit supplying this consumer unit on the first line.</small>	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served	Circuit conductor csa			Protective device				RCD Operating current, I _{Δn} (mA)	Maximum permitted Z _s for installed protective device** (Ω)	Circuit impedances (Ω)					Insulation resistance			Polarity (✓)	Max. measured earth fault loop impedance, Z _s (Ω)	RCD operating time (ms)	Test buttons	
					Live (mm ²)	cpc (mm ²)	Max. disconnection time (BS 7671) (s)	BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)			Ring final circuits only (measured end to end)			All circuits (complete at least one column)		Live / Live (MΩ)	Live / Earth (MΩ)	Test voltage DC (V)				RCD (✓)	AFDD (✓)
														(Line) r ₁	(Neutral) r _n	(cpc) r ₂	(R ₁ + R ₂)	R ₂								
1	1st Floor Hob & Oven	A	C	2	6	2.5	5	60898	B	40	6	30	1.09	N/A	N/A	N/A	0.08	N/A	500	500	500	✓	0.04	34.3	✓	N/A
2	2nd floor Sockets	A	C	21	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.69	0.68	1.12	0.45	N/A	30.7	30.7	250	✓	0.52	35.2	✓	N/A
3	1st Floor Lights	A	C	17	1.5	1	0.4	60898	B	6	6	30	7.28	N/A	N/A	N/A	3.91	N/A	200	200	250	✓	3.98	34.3	✓	N/A
4	1st Floor landing & hall Lights	A	C	8	1.5	1	0.4	60898	B	6	6	30	7.28	N/A	N/A	N/A	1.65	N/A	200	200	250	✓	1.25	34.3	✓	N/A
5	Fire Panel, Socket & Light in binstore	A	C	7	2.5	1	0.4	60898	B	16	6	30	2.73	N/A	N/A	N/A	0.12	N/A	500	500	500	✓	0.14	35.6	✓	N/A
6	2nd Floor Hob	A	C	1	6	2.5	5	60898	B	40	6	30	1.09	N/A	N/A	N/A	0.14	N/A	500	500	500	✓	0.13	33.9	✓	N/A
7	doorbell	A	C	1	1	1	0.4	60898	B	6	6	30	7.28	N/A	N/A	N/A	0.79	N/A	500	500	500	✓	0.98	33.9	✓	N/A
8	2nd Floor Lights	A	C	12	1	1	0.4	60898	B	6	6	30	7.28	N/A	N/A	N/A	1.45	N/A	200	200	250	✓	1.75	34.3	✓	N/A
9	1st flr sockets kitchen, living, bed 5	A	C	15	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.78	0.68	1.12	0.47	N/A	500	76.1	500	✓	0.50	34.3	✓	N/A
10	1st flr sockets bedroom, hall, Boiler	A	C	16	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.49	0.49	0.80	0.32	N/A	500	500	500	✓	0.31	34.3	✓	N/A

Location of consumer unit: Livingroom cupboard Designation: Flat Prospective fault current at consumer unit (where applicable): (1.1) kA

TESTED BY
 Name (capitals): ANDREW GORDON Position: QS Signature: *AGD* Date: 30/03/2023

TEST INSTRUMENTS (enter serial number against each instrument used)

Multi-function: 1884036	Continuity: N/A	Insulation resistance: N/A	Earth fault loop impedance: N/A	Earth electrode resistance: N/A	RCD: N/A
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Original (to the person ordering the work)

NOTES FOR RECIPIENT

THIS CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE USE

The purpose of a domestic periodic inspection is to determine, so far as is reasonably practicable, whether the electrical installation of a single dwelling (house or flat) is in a satisfactory condition for continued service. 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 PART 6), 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 a residual current device (RCD) there should be a notice at or near the device stating that it should be tested every six months. For safety reasons it is important that this instruction is followed.

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 PART 5 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.

This report has been issued in accordance with the national standard for the safety of electrical installations, *BS 7671: 2018 – Requirements for Electrical Installations*.

This green Electrical Installation Condition Report is intended for use by NICEIC or ELECSA contractors or installers working outside the scope of their registration and electrical contractors not registered with NICEIC or ELECSA.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing domestic electrical installation and must not be issued to certify new electrical installation work including the replacement of a consumer unit.

The report consists of at least six 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 consumer unit or more circuits than can be recorded in PART 12, one or more additional *Schedules of Circuit Details and Test Results* should form part of the report. The report is invalid if any of the schedules identified in PART 10 are missing.

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

PART 7 (Details 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 before the inspection was carried out.

Rarely, an operational limitation may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in PART 7. It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration should have been given by the inspector in PART 4 of the report. The declaration must reflect the statement given in PART 3, which summarises the observations and recommendations made in PART 6. Where one or more observations have been made in PART 6, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code C1 (danger present) **the safety of those using the installation is at risk**. Wherever practicable, items classified as (C1) should be made safe on discovery, and it is recommended that a skilled person(s) competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation as code 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 the inspector has indicated that an item requires further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, this should be identified in PART 8 *Supply Characteristics and Earthing Arrangements*, and the *Schedules of Circuit Details and Test Results* (PART 12) compiled accordingly.

Where inadequacies in the intake equipment have been observed (Item 1 of PART 10), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the contractor.

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should be given for each recorded Observation

Classification code C1 (Danger present)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person ordering the work is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The contractor issuing this report will be able to provide further advice.

NICEIC and ELECSA makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is required to remove potential danger. The contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given at PART 5 of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Classification code C3 (Improvement recommended)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The contractor issuing this report will be able to provide further advice.

Code FI (Further investigation required without delay)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'FI' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated 'Further investigation required without delay' (FI) the overall assessment of the installation (PART 3) should be marked as 'Unsatisfactory'.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide No 4 *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*. The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk