29518215 **EICR18.2CG**

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018+A2:2022* – Requirements for Electrical Installations

Original (to the person ordering the work)

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, Bristol

Postcode: BS8 1JW Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: Unknown

Unique Property Reference Number (UPRN): N/A

Address: Flat 5, Production House, 147a St Michaels Hill, Bristol, Bristol

Postcode: BS2 8DB 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: (24/05/2024) Records available (651.1): (✔) Previous inspection report available (651.1): (✔) Previous report date: (23/05/2019)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): Satisfactory

Description of premises Dwelling: (✔) Commercial: (N/A) Industrial: (N/A) Other (include brief description): N/A

Estimated age of electrical installation: (20) years Evidence of additions or alterations: (✘ if Yes, estimated age N/A years) Overall assessment of the installation for continued use: **Satisfactory / ~~Unsatisfactory~~** ** (delete as appropriate)

**An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capitals) on behalf of the contractor identified in PART 1: ANDREW GORDON Signature: A G Date: 24/05/2024

I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 24/05/2029 (date)

Give reason for recommendation: Rented property

The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

REVIEWED BY

Name (capitals) on behalf of the contractor identified in PART 1: ANDREW GORDON Signature: A G Date: 24/05/2024

Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the 'Notes for Recipients'

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PART 5 : OBSERVATIONS

One of the following Codes, as appropriate, has been allocated to each of the observations made below to indicate to the person(s) responsible for the electrical installation the degree of urgency for remedial action:	**Code C1 Danger Present** Risk of injury. Immediate remedial action required	**Code C2 Potentially Dangerous** Urgent remedial action required	**Code C3 Improvement Recommended**	**Code FI Further Investigation Required**

Referring to the **Schedule of Items Inspected** (see PART 9), the attached **Schedule of Circuit Details and Test Results** (see PART 11A & 11B), and subject to any **agreed limitations** listed in PART 6 –

No remedial action is required (✗), **OR** The following observations are made:

Item No	Observation(s)	Code	Location Reference
1	4.6 Non metal consumer unit	C2	hallway
2	4.11No AFDD on socket circuits	C2	Throughout
3	4.15No RCD test sticker	C3	consumer unit
4	4.16No AFDD on sockets	C2	Throughout
5	6.18Signs of thermal burning in oven switch from loose connection	C3	Kitchen
6	9.1 Spot light hanging from ceiling above shower point.	C3	bathroom

Additional pages? (None) State page numbers: (N/A)

Immediate remedial action required for items: (N/A)

Urgent remedial action required for items: (1,2,4)

Improvement recommended for items: (3,5,6)

Further investigation required for items: (N/A)

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018+A2:2022*

Please see the 'Guidance for recipients on the classification codes'

ELECTRICAL INSTALLATION CONDITION REPORT

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PART 6 : DETAILS AND LIMITATIONS OF THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with *BS 7671: 2018*, as amended to 2022 (date). 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 electrical 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 (653.2): None

Agreed with (print name): N/A

Extent of sampling: 20% of socket and switch points (see additional page No. N/A)

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

PART 7 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements

TN-C: (N/A) TN-S: (N/A) TN-C-S: (✔)

TT: (N/A) IT: (N/A)

Supply protective device

BS EN: (LIM) Type: (N/A) Rated current: (100) A

Number and type of live conductors

AC 1-phase, 2-wire: (✔) 2-phase, 3-wire: (N/A)

3-phase, 3-wire: (N/A) 3-phase, 4-wire: (N/A)

DC 2-wire: (N/A) 3-wire: (N/A) Other: (N/A)

Confirmation of supply polarity: (✔)

Other sources of supply (Schedule of Test Results) Page No: (N/A)

Nature of supply parameters

Nominal voltage between lines, U [1]:	(N/A) V
Nominal line voltage to Earth, U_0 [1]:	(230) V
Nominal frequency, f [1]:	(50) Hz
Prospective fault current, I_{pf} [2]*:	(1.6) kA
External earth fault loop impedance, Z_e [2]*:	(0.15) Ω

[1] By enquiry

[2] By enquiry or by measurement

PART 8 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Maximum demand (load): (N/A) ~~kW/A~~

(*delete as appropriate*)

Means of Earthing

Distributor's facility: (✔)

Installation earth electrode(s): (N/A)

Earth electrode type – rod(s), tape, etc: (N/A)

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 N/A)

csa (N/A) mm² Connection/continuity verified: (NA)

Main protective bonding connections

Water installation pipes:	(N/A)
Gas installation pipes:	(N/A)
Structural steel:	(N/A)
Oil installation pipes:	(N/A)
Lightning protection:	(N/A)
Other (state):	
N/A	(N/A)
N/A	(N/A)

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

Location: (Hallway)

BS EN: (60947-3) Type: (3) Rating / setting of device: (100) A

No. of poles: (2) Current rating: (LIM) 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 RCD Type: (N/A)

Rated time delay: (N/A) ms Measured operating time: (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 '**FI**' (codes to be recorded in PART 5, with additional comments (where appropriate) on attached numbered sheets)

ELECTRICAL INSTALLATION CONDITION REPORT

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Original (to the person ordering the work)

PART 9 : SCHEDULE OF ITEMS INSPECTED (enter ✓, N/A or Classification Code C1, C2, C3 or FI, as applicable)

1.0 Intake equipment (visual inspection only)

An outcome against an item in section 1.1, other than access to live parts, should not be used to determine the overall assessment of the installation. Where inadequacies are identified, a cross should be put against the appropriate item and a comment made in Part 5 of this report.

1.1 Distributor / supplier intake equipment

- Service cable (✓)
- Service head (✓)
- Earthing arrangement (✓)
- Meter tails (✓)
- Metering equipment (✓)
- Isolator, where present (✓)

Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and / or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority.

1.2 Consumer's isolator, where present (✓)

1.3 Consumer's meter tails (✓)

2.0 Presence of adequate arrangements for parallel or switched alternative sources

2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6) (N/A)

2.2 Adequate arrangements where a generating set operates in parallel with the public supply (551.7) (N/A)

3.0 Methods of protection

3.1 Automatic disconnection of supply (ADS)

- Main earthing / bonding arrangement (411.3; Chap. 54) (✓)
- Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2), or presence of installation earth electrode arrangement (542.1.2.3) (✓)
- Adequacy of earthing conductor size (542.3; 543.1.1) (✓)
- Adequacy of earthing conductor connections (542.3.2) (✓)
- Accessibility of earthing conductor connections (543.3.2) (✓)
- Adequacy of main protective bonding conductor sizes (544.1.1) (N/A)
- Adequacy and location of main protective bonding conductor connections (544.1.2) (N/A)
- Accessibility of all protective bonding connections (543.3.2) (N/A)
- Provision of earthing / bonding labels at all appropriate locations (514.13.1) (✓)

3.2 FELV - requirements satisfied (411.7) (N/A)

3.3 Other methods of protection

Where any of the methods listed below are employed, details should be provided on separate sheets

- Non-conducting location (418.1) (N/A)
- Earth-free local equipotential bonding (418.2) (N/A)
- Electrical separation (413; 418.3) (N/A)
- Double insulation (412) (✓)
- Reinforced insulation (412) (N/A)
- Provisions where automatic disconnection of supply is not feasible (419) (N/A)

4.0 Distribution equipment, including consumer units and distribution boards

4.1 Adequacy of working space / accessibility to equipment (132.12; 513.1) (✓)

4.2 Security of fixing (134.1.1) (✓)

4.3 Condition of insulation of live parts (416.1) (✓)

4.4 Adequacy security of barriers or enclosures (416.2.3) (✓)

4.5 Condition of enclosure(s) in terms of IP rating, etc. (416.2) (✓)

4.6 Condition of enclosure(s) in terms of fire rating, etc. (421.1.201; 421.1.6; 526.5) (C2)

4.7 Enclosure not damaged / deteriorated so as to impair safety (651.2) (✓)

4.8 Presence and effectiveness of obstacles (417.2) (N/A)

4.9 Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2) (✓)

4.10 Operation of main switch(es) (functional check) (643.10) (✓)

4.11 Manual operation of circuit-breakers, RCDs and AFDDs to prove functionality (643.10) (C2)

4.12 Confirmation that integral test button / switch causes RCD(s) to trip when operated (functional check) (643.10) (✓)

4.13 RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.4.5; 411.5.2; 531.2) (✓)

4.14 RCD(s) provided for additional protection / requirements, where required - includes RCBOs (411.3.3; 415.1) (✓)

4.15 Presence of RCD six-monthly test notice, where required (514.12.2) (C3)

4.16 Confirmation that integral test button / switch, where present, causes AFDD to trip when operated (643.10) (C2)

4.17 Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1) (✓)

4.18 Presence of alternative supply warning notice at or near equipment, where required (514.15) (N/A)

4.19 Presence of next inspection recommendation label, where required (514.12.1) (N/A)

4.20 Presence of other required labelling (please specify) (514) (✓)

4.21 Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (432; 433; 434) (✓)

4.22 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3) (✓)

4.23 Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11) (✓)

4.24 Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1) (N/A)

5.0 Distribution circuits

5.1 Identification of conductors (514.3) (✓)

5.2 Cables correctly supported throughout their run (521.10.202; 522.8.5) (LIM)

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)

5.5 Suitability of containment systems for continued use (including flexible conduit) (522) (✓)

5.6 Cables correctly terminated in enclosures (526) (✓)

5.7 Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1) (✓)

5.8 Examination of cables for signs of unacceptable thermal or mechanical damage / deterioration (421.1; 522.6) (✓)

5.9 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523) (✓)

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PART 9 : SCHEDULE OF ITEMS INSPECTED (enter ✓, N/A or Classification Code C1, C2, C3 or FI, as applicable)

5.10	Adequacy of protective devices; type and rated current for fault protection (411.3)	✓
5.11	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓
5.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
5.13	Cable installation methods / practices with regard to the type and nature of installation and external influences (522)	✓
5.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	N/A
5.15	Cables concealed under floors, above ceilings, in walls / partitions, adequately protected against damage (522.6.201; 522.6.202; 522.6.203; 522.6.204) –	
	▪ Installed in prescribed zones (see Section D. *Extent and limitations*) (522.6.202)	LIM
	▪ Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D) (522.6.201; 522.6.204)	✓
5.16	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	LIM
5.17	Band II cables segregated / separated from Band I cables (528.1)	LIM
5.18	Cables segregated / separated from non-electrical services (528.3)	LIM
5.19	Condition of circuit accessories (651.2)	✓
5.20	Suitability of circuit accessories for external influences (512.2)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
5.22	Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment - identify / record numbers and locations of items inspected (526)	✓
5.23	Presence, operation and correct location of appropriate devices for isolation and switching (Chap. 46; 537)	✓
5.24	General condition of wiring system (651.2)	✓
5.25	Temperature rating of cable insulation (522.1.1; Table 52.1)	LIM
6.0	**Final circuits**	
6.1	Identification of conductors (514.3)	✓
6.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM
6.3	Condition of insulation of live parts (416.1)	✓
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A
6.5	Suitability of containment systems for continued use (including flexible conduit) (522)	✓
6.6	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523)	✓
6.7	Adequacy of protective devices; type and rated current for fault protection (411.3)	✓
6.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓
6.9	Co-ordination between conductors and overload protective devices (433.1; 533.2.1)	✓
6.10	Wiring system(s) appropriate for the type and nature of the installation and external influences (522)	✓
6.11	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	N/A
6.12	Cables concealed under floors, above ceilings, in walls / partitions, adequately protected against damage (522.6.201; 522.6.202; 522.6.203; 522.6.204) –	
	▪ Installed in prescribed zones (see Section D. *Extent and limitations*) (522.6.202)	LIM
	▪ Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D) (522.6.201; 522.6.204)	✓
6.13	Provision of additional protection by RCD having rated residual operating current not exceeding 30 mA –	
	▪ *For all socket-outlets of rating 32 A or less (411.3.3)	✓
	Additional protection by RCD may not have been provided as a noted exception in certain non-domestic installations covered by indent (ii) of Regulation 411.3.3.	
	▪ *For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A
	▪ *For cables concealed in walls at a depth of less than 50 mm (522.6.202)	✓
	▪ *For cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)	✓
	▪ *For final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓
	** Older installations designed prior to BS 7671: 2018 may not have required RCDs for additional protection.*	
6.14	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	✓
6.15	Band II cables segregated / separated from Band I cables (528.1)	LIM
6.16	Cables segregated / separated from non-electrical services (528.3)	LIM
6.17	Termination of cables at enclosures - identify / record numbers and locations of items inspected (526) –	
	▪ Connection 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)	✓
6.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2)	C3
6.19	Suitability of accessories for external influences (512.2)	✓
6.20	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
7.0	**Isolation and switching**	
7.1	Isolators –	
	▪ Presence and condition of appropriate devices (462; 537.2)	✓
	▪ Acceptable location - state if local or remote from equipment in question (462; 537.2.7)	✓
	▪ Capable of being secured in the OFF position (462.3)	✓
	▪ Correct operation verified (643.10)	✓
	▪ Clearly identified by position and / or durable marking (537.2.7)	✓
	▪ Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.1.2)	N/A

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7.2 Switching off for mechanical maintenance –
- Presence and condition of appropriate devices (464.1; 537.3.2) (✓)
- Capable of being secured in the OFF position where not under continuous supervision (464.2) (✓)
- Correct operation verified (643.10) (✓)
- Clearly identified by position and / or durable marking (537.3.2.4) (✓)

7.3 Emergency switching off –
- Presence and condition of appropriate devices (465; 537.3.3; 537.4) (✓)
- Readily accessible for operation where danger might occur (537.3.3.6) (✓)
- Correct operation verified (643.10) (✓)
- Clearly identified by position and / or durable marking (537.3.3.5; 537.3.3.6; 537.4.3; 537.4.4) (✓)

7.4 Functional switching –
- Presence and condition of appropriate devices (537.3.1.1; 537.3.1.2) (✓)
- Correct operation verified (643.10) (✓)

8.0 Current-using equipment (permanently connected)

8.1 Condition of equipment in terms of IP rating, etc. (416.2; 422.3; 422.4; 522.4) (✓)

8.2 Equipment does not constitute a fire hazard (421) (✓)

8.3 Enclosure not damaged / deteriorated so as to impair safety (134.1.1; 416.2) ( )

8.4 Suitability for the environment and external influences (512.2) (✓)

8.5 Security of fixing (134.1.1) (✓)

8.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: list number and location of luminaires inspected (separate page) (527.2) (N/A)

8.7 Recessed luminaires (downlighters) –
- Correct type of lamps fitted (559.3.1) (N/A)
- Installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.2) (N/A)
- No signs of overheating to surrounding building fabric (559.4.1) (N/A)
- No signs of overheating to conductors / terminations (526.1) (N/A)

9.0 Special locations and installations

Where special installations or locations relating to a particular Section of Part 7, an additional Inspection Schedule(s) should be provided on separate pages.

9.1 Location(s) containing a bath or shower –
- Additional protection by RCD having rated residual operating current not exceeding 30 mA for all low voltage (LV) circuits serving the location or passing through zones 1 and / or 2 of the location (701.411.3.3) (✓)
- Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5) (N/A)
- Shaver supply units complying with *BS EN 61558-2-5* formerly *BS 3535* (701.512.3) (N/A)
- Presence of supplementary bonding conductors, unless not required by *BS 7671: 2018* (701.415.2) (N/A)
- Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3) (N/A)
- Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2) (✓)
- Suitability of accessories and controlgear etc. for a particular zone (701.512.3) (C3)
- Suitability of current-using equipment for particular position within the location (701.55) (✓)

9.2 Other special installations or locations –
N/A (N/A)

10.0 Prosumer's low voltage installation (N/A)

Where elements of a prosuming installation falling within the scope of Chapter 82 are covered by the report, additional schedules detailing the associated inspection and testing should be provided on separate pages.

Schedule of Items Inspected by

Name (capitals): ANDREW GORDON

Signature: A G Date: 24/05/2024

PART 10 : SCHEDULES AND ADDITIONAL PAGES (the pages identified are an essential part of this report (see Regulation 653.2))

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations (indicated in item 9.2 above)	Schedules relating to Prosumer's installations (indicated in item 10 above)	Continuation sheets
Page No(s): 4, 5 & 6	Page No(s): 7 & 8	Page No(s): None	Page No(s): None	Page No(s): None	Page No(s): None

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PART 11A : SCHEDULE OF CIRCUIT DETAILS (GO TO Part 11B 'Schedule of Test Results' to enter test results for the corresponding circuit listed in this part)

Circuit number	Circuit description	Type of wiring (see footer to PART 11B)	Reference Method (BS 7671)	Number of points served	Circuit conductor (number & csa)		Max. disconnection time (BS 7671)	Overcurrent protective device					RCD			
					Live (mm²)	cpc (mm²)	(s)	BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	Maximum permitted Zs* (Ω)	BS (EN)	Type	Rating (A)	Operating current, $I_{\Delta n}$ (mA)
1	Cooker	A	C	1	6	2.5	5	60898	B	40	6	1.09	61008		63	30
2	heaters	A	C	3	2.5	1.5	0.4	60898	B	32	6	1.37	61008		63	30
3	Bed sockets	A	C	12	2.5	1.5	0.4	60898	B	32	6	1.37	61008		63	30
4	Bed lights	A	C	7	1	1	0.4	60898	B	6	6	7.28	61008		63	30
5	Emergency & Hall lights	A	C	3	1	1	0.4	60898	B	6	6	7.28	61008		63	30
6	Spare			0									61008		63	30
7	Spare			0								0	61008		63	30
8	Spare			0								0	61008		63	30
9	Kitchen Lights	A	C	2	1	1	0.4	60898	B	6	6	7.28	61008		63	30
10	Megaflow water heater	A	C	2	2.5	1.5	0.4	60898	B	32	6	1.37	61008		63	30
11	Kitchen sockets	A	C	9	2.5	1.5	0.4	60898	B	32	6	1.37	61008		63	30
12	heaters	A	C	2	2.5	1.5	0.4	60898	B	32	6	1.37	61008		63	30

DISTRIBUTION BOARD (DB) DETAILS (complete in every case)

DB designation: Flat 5

Location of DB: Hallway

Z_{db}: 0.15 (Ω) I_{pf} at DB†: 1.6 (kA)

Confirmation of supply polarity: (✔) Phase sequence confirmed†: (N/A)

SPD Details** Types: T1 (N/A) T2 (N/A) T3 (N/A) N/A (✔)

Status indicator checked (where functionality indicator is present): (N/A)

**SPD Type.

Where combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type brackets.

Where T3 devices are installed on a circuit to protect sensitive equipment, enter details in 'Comments' (PART 11B), (See Section 534 for further details).

Note that not all SPDs have visible functionality indication.

TO BE COMPLETED ONLY IF THE DB IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to DB is from: N/A

Overcurrent protective device for the distribution circuit

BS (EN): (N/A) Type: (N/A) Nominal voltage: (N/A) V Rating: (N/A) A No. of phases: (N/A)

Associated RCD (if any)

BS (EN): (N/A) RCD Type: (N/A) $I_{\Delta n}$: (N/A) mA No. of poles: (N/A) Operating time: (N/A) ms

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018+A2:2022*

Enter a (✓) or value in the respective fields, as appropriate. Where an item is not applicable insert N/A

† Where applicable. *Where figure is not taken from *BS 7671*, state source: N/A

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018+A2:2022* – Requirements for Electrical Installations

PART 11B : SCHEDULE OF TEST RESULTS (MUST reflect circuits entered into 'Schedule of Circuit Details' in Part 11A)

Circuit number	Continuity (Ω)					Insulation resistance			Polarity	Max. measured earth fault loop impedance, Zs	RCD		AFDD**	Comments and additional information, where required
	Ring final circuits only (measured end to end)			All circuits (complete at least one column)		Live / Live	Live / Earth	Test voltage DC			Operating time*	Test button	AFDD test button	
	(Line) r_1	(Neutral) r_n	(cpc) r_2	$(R_1 + R_2)$	R_2	(MΩ)	(MΩ)	(V)	(✓)	(Ω)	(ms)	(✓)	(✓)	
1	N/A	N/A	N/A	0.10	N/A	200	200	250	✔	0.25	32.6	✔	N/A	
2	N/A	N/A	N/A	N/A	N/A	200	200	250	✔	N/A	32.6	✔	N/A	
3	0.57	0.56	1.03	0.40	N/A	48.7	48.7	250	✔	0.40	32.6	✔	N/A	
4	N/A	N/A	N/A	2.76	N/A	200	200	250	✔	2.87	32.6	✔	N/A	
5	N/A	N/A	N/A	1.67	N/A	200	200	250	✔	1.78	32.6	✔	N/A	
6	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	
7	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	
8	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	
9	N/A	N/A	N/A	1.45	N/A	200	200	250	✔	1.56	32.6	✔	N/A	
10	0.16	0.14	0.20	0.09	N/A	200	200	250	✔	0.25	32.6	✔	N/A	
11	0.34	0.34	0.72	0.26	N/A	200	200	250	✔	0.42	38.3	✔	N/A	
12	N/A	N/A	N/A	N/A	N/A	200	200	250	✔	N/A	32.6	✔	N/A	

Circuits/equipment vulnerable to damage when testing (where applicable): N/A

TESTED BY Name (capitals): ANDREW GORDON Position: QS Signature: A G L Date: 24/05/2024

TEST INSTRUMENTS (ENTER SERIAL NUMBER AGAINST EACH INSTRUMENT USED)

Multi-function:	Continuity:	Insulation resistance:	Earth fault loop impedance:	Earth electrode resistance:	RCD:
5842119	N/A	N/A	N/A	N/A	N/A

* RCD effectiveness is verified using an alternating current test at rated residual operating current ($I_{\Delta n}$)

** Where installed. Note, not all AFDDs have a test function. Where a circuit contains an AFDD this should be stated in the field for that circuit in the 'Comments and additional information, where required' column.

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	Other (state): N/A

Enter a (✓), (✗) or value in the respective fields, as appropriate
Where an item is not applicable insert N/A

NOTES FOR RECIPIENT

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

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. 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.

This report has been issued in accordance with the national standard for the safety of electrical installations, *BS 7671: 2018+A2:2022* – Requirements for Electrical Installations.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see PART 5), together with any items for which improvement is recommended.

You should have received the report marked 'Original' and the contractor should retain a duplicate. If you were the person ordering this report, but not the owner or 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 owner or user of the installation.

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.

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 4 of this report. With the exception of domestic (household) premises, there should also be a notice at or near the main switchboard or distribution board/consumer unit indicating when the next inspection of the installation is due.

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

The report consists of at least eight numbered pages. The report is only valid if the Schedule of Items Inspected (PART 9) has been completed to confirm that all relevant inspections have been carried out and the Schedule of Circuit Details (PART 11A) and the Schedule of Test Results (PART 11B) are attached. For installations having more than one distribution board (or consumer unit) or more circuits than can be recorded in PARTS 11A & 11B, one or more additional Schedule of Circuit Details and Schedule of Test Results, should form part of the report. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. The report is invalid if any of the additional pages, listed in PART 10 are missing.

Where the installation includes a residual current device (RCD) it should be tested every six months by pressing the button marked "T" or "Test". The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.

Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions should be followed with respect to test button operation.

Where the installation includes a surge protection device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice.

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 7 Supply Characteristics and Earthing Arrangements, and the Schedules of Circuit Details and Test Results (PART 11A & 11B) compiled accordingly.

PART 6 (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 and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Operational limitations 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 6. 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 5. Where one or more observations have been made in PART 5, 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 inadequacies in the intake equipment have been observed (Item 1 of PART 9), 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 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 responsible for the maintenance of the installation 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 NICEIC contractor issuing this report will be able to provide further advice.

NICEIC 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 NICEIC contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given for the next inspection date in PART 4 of this report 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 NICEIC 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 (entered in PART 6), 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 NICEIC 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

For further information about electrical safety and how NICEIC can help you, visit www.niceic.com