

ELECTRICAL INSTALLATION CONDITION REPORT

Acknowledgement: this certificate is based on the model in appendix 6 of BS 7671: 2018

Certificate No.

26968000kt192

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CLIENT DETAILS		INSTALLATION ADDRESS	
Grosvenor Residential Lettings		9 Copice Gate	
11 Berkeley Mews		Cheltenham	
29 High Street		Glos	
Cheltenham	Postcode GL50 1DY		Postcode
PURPOSE FOR WHICH THIS REPORT IS REQUIRED			
OVER DUE INSPECTION			
Date(s) on which inspection and testing was carried out: 26/03/21			
DESCRIPTION OF PREMISES			
Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other (include description)			
Estimated age of the wiring system: Years 30+			
Evidence of Alterations / Additions: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not apparent <input type="checkbox"/> If 'Yes' estimate age in years			
Date of last inspection: Records available: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Extent of electrical installation covered by this report		Agreed Limitations (See Reg 653.2)	
All Circuits fed via db1			
		Agreed with	
		Operational limitations	
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and the inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment. This 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:			
SUMMARY OF THE CONDITION OF THE INSTALLATION			
General condition of the installation (in terms of electrical safety)			
Fuse board up grades Required for on + off Peak wiring			
Overall assessment of the installation in terms of its suitability for continued use: Satisfactory <input type="checkbox"/> Unsatisfactory* <input checked="" type="checkbox"/>			
*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.			
RECOMMENDATIONS & NEXT INSPECTION			
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' (Code FI). Observations classified as 'Improvement recommended' (code C3) should be given due consideration.			
Subject to the necessary remedial action being taken, I/We recommend that this installation is further inspected and tested by ASAP (Date)			
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 of this report.			
Inspected and tested by:		Report authorised for issue by:	
Name Capitals CRAIG MILLER	Date 26/03/21	Name Capitals CRAIG MILLER	Date 26/03/21
Signature		Signature	
For/on behalf of CME Contractors Ltd		For/on behalf of CME Contractors Ltd	
Position Director		Position Director	
Address 12 Roosevelt Ave		Address 12 Roosevelt Ave	
Charlton Kings		Charlton Kings	
Cheltenham		Cheltenham	
CP Scheme: NAPIT	N/A <input type="checkbox"/>	Membership No:	

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SUPPLY CHARACTERISTICS & EARTHING ARRANGEMENTS																														
Earthing Arrangements		Number of Live Conductors				Nature of Supply Parameters																								
TN-C	TN-S	Phase	1	Wire	2	AC	<input checked="" type="checkbox"/>	DC	<input type="checkbox"/>	Nominal Voltage U/U ₀ *	250	V																		
TN-C-S	TT	Other					Nominal Frequency f*				50	Hz																		
IT		Confirmation of supply polarity				<input checked="" type="checkbox"/>				Prospective fault current I _{pf}	1.54	kA																		
Supply Protective Device Characteristics								External loop impedance Z _e				0.20	Ω																	
Type		1361		Nominal current rating		80		A		* by enquiry † by enquiry or by measurement																				
Other sources of supply (as detailed on attached schedule)										<input type="checkbox"/>																				
PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT																														
Means of Earthing			Details of Installation Earth Electrode (where applicable)																											
Distributor's facility			<input checked="" type="checkbox"/>			Type [eg. rod(s) tape etc]			NA																					
Installation earth electrode			<input type="checkbox"/>			Electrode resistance to Earth			NA Ω																					
						Location			NA																					
Main Protective Conductors																														
Earthing conductor:			Material		Copper		csa		10		mm ²		Continuity and connection verified	<input checked="" type="checkbox"/>																
Main protective bonding conductors: (to extraneous conductors parts)			Material		Copper		csa		10		mm ²		Continuity and connection verified	<input checked="" type="checkbox"/>																
To water installation pipes			<input checked="" type="checkbox"/>			To gas installation pipes			<input type="checkbox"/>			To oil installation pipes			<input type="checkbox"/>	To structural steel			<input type="checkbox"/>											
To lightning protection			<input type="checkbox"/>			To other			<input type="checkbox"/>			Specify																		
Main Switch / Switch - Fuse / Circuit-Breaker / RCD																														
BS, Type			60497-3			No. of poles			2			Voltage rating			250			V												
Location			Fuseboard			Current rating			100			A			Fuse / device rating or setting			NA			A									
If RCD main switch: Rated residual operating current I _{Δn} =													NA		mA		Rated time delay			NA		ms		Measured operating time			NA		ms	
OBSERVATIONS																														
Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing section.													No remedial action is required		<input type="checkbox"/>		The following observations are made			<input checked="" type="checkbox"/>			See below							
OBSERVATIONS (Include schedule reference as appropriate)											CLASSIFICATION CODE																			
No SPD											C3																			
No RCD Protection for Circuits 2-4 + Storage heaters											C2																			
No Mains Smoke alarm											C3																			
One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action. C1 - Danger present. Risk of injury. Immediate remedial action required. C2 - Potentially dangerous - urgent remedial action required C3 - Improvement recommended F1 - Further investigation required without delay.																														
Schedules																														
The attached Schedules are part of this document and this Certificate is valid only when they are attached to it.																														
No. of Inspection Schedules attached:								3																						
No. of Test Result Schedules attached:								1																						

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OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further Investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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Item	Description	Outcome (Use codes above. Provide additional comment where appropriate. C1, C2, C3 & FI coded items to be recorded under observations in the Condition Report)
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)	
1.1	Condition of service cable	✓
1.2	Condition of service head	✓
1.3	Condition of earthing arrangement	✓
1.4	Condition of meter tails	✓
1.5	Condition of metering equipment	✓
1.6	Condition of isolator (where present)	
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	
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)	NA
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 other 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)	✓
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)	C3
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)	NA
4.13	Presence of other required labelling (please specify) (Section 514)	NA
4.14	Compatibility of protective devices, bases and other components: correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2, 411.4, 411.5, 411.6, Sections 432, 433)	✓
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)	✓

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OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further Investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item	Description	Outcome (Use codes above. Provide additional comment where appropriate. C1, C2, C3 & FI coded items to be recorded under observations in the Condition Report)												
4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S) - continued														
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board / enclosures (521.5.1)	✓												
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.204; 411.5.2; 531.2)	✓												
4.19	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	✓												
4.20	Confirmation of indication that SPD is functional (651.4)	C3												
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)	NA												
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	NA												
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)	NA												
	• To include the integrity of conduit and trunking systems (metallic and plastic)													
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 (411.3.1.1; 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: Extent and limitations) (522.6.202)	✓												
5.11	Cables concealed under floors, above ceilings or in walls / partitions, adequately protected against damage (See extent and limitations) (522.6.204)	✓												
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:													
	• for all socket-outlets of rating 32 A or less unless an exception is permitted (411.3.3)	C2												
	• for supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	NA												
	• for cables concealed in walls at a depth of less than 50mm (522.6.202, 203)	C3												
	• for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)	C3												
	• Final circuits supplying luminaires within domestic (household) premises (411.3.4)	C2												
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 'Extent and Limitations' 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))	✓												

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Item	Description	Outcome (Use codes above. Provide additional comment where appropriate. C1, C2, C3 & FI coded items to be recorded under observations in the Condition Report)
5.0	FINAL CIRCUITS - continued	
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 conductors 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)	C2
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	NA
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	✓
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671: 2018 (701.415.2)	C2
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓
6.7	Suitability of accessories and control gear etc for a particular zone (701.512.3)	✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)	

GUIDANCE FOR RECIPIENTS

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

- The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see SUMMARY OF THE CONDITION OF THE INSTALLATION). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see OBSERVATIONS).
- The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.
- The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.
- Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six monthly. For safety reasons it is important that this instruction is followed.
- The section titled EXTENT AND LIMITATIONS should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
- Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in EXTENT AND LIMITATIONS.
- For items classified in OBSERVATIONS as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.
- For items classified in OBSERVATIONS as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
- Where it has been stated in OBSERVATIONS that an observation requires further investigation (code FI) 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 RECOMMENDATIONS).
- For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in the Report under RECOMMENDATIONS and on a label at or near to the consumer unit/distribution board.

Inspected by: CRAIG MILLER
Name (Capitals)

Signature

Date 26/03/21

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