

# ELECTRICAL INSTALLATION CONDITION REPORT

Branch No.    - Contract No.     - Job No.         / /

## CLIENT DETAILS

HOME GROUP LTD  
 2 GOSFORTH PARK WAY  
 GOSFORTH BUSINESS PARK  
 GOSFORTH  
 NEWCASTLE NE 1 2 8 ET

## ADDRESS AND DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

1 1 NAVIGATION POINT  
 MIDDLETON ROAD  
 HARTLEPOOL  
 TS 2 4 0 U G

## DESCRIPTION OF PREMISES

Domestic  Sheltered  Communal

Estimated age of the Electrical Installation:   Years   Months

Evidence of Additions or Alterations: Yes  No  Not Apparent

If "Yes", estimate age:   Years   Months

Date of last inspection:   /   Records available Yes  No

## SUMMARY OF THE CONDITION OF THE INSTALLATION

1 BED 1st FLOOR FLAT IN GOOD CONDITION.

## OVERALL ASSESSMENT

(Satisfactory / Unsatisfactory)

S A T I S F A C T O R Y

## RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, we recommend that any observations classified as "Danger Present" (code C1) or "Potentially Dangerous" (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as "further investigation required". Observations classed as "Improvement Recommended" (code C3) should be given due consideration.

## NEXT INSPECTION

I recommend this installation is further inspected and tested after an interval of not more than, provided that any observations 'requiring urgent attention' are attended to without delay.

Years   / Months

## REASON FOR PRODUCING THIS REPORT

REQUEST FROM CLIENT FOR  
 CHANGE OF TENANT

## EXTENT AND LIMITATIONS OF THE INSPECTION AND TESTING

ALL FIXED CIRCUITS  
 ORIGINATING FROM THE  
 CONSUMER UNIT

## LIMITATIONS ON THE EXTENT OF THE INSPECTION & TESTING COVERED BY THIS REPORT

No testing of fixed or portable electrical appliances. No testing to any heating equipment, circuits and/or controls. Minimum of 10% removal of accessories for inspection of connections.

AGREED WITH; CLIENT

Enter 'D' in the box when dead tests only have been carried out

## BRANCH DETAILS

Morrison FS Ltd  
 Unit 4, Delta Park Road,  
 Metro Riverside Park, Gateshead.  
 NE11 9DJ



029068/002 Approved Contractor

This inspection has been carried out in accordance with BS 7671:2008 (IET Wiring Regulations), amended to 

0	8
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 / 


1	3
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 cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof spaces and generally within the fabric of the building or underground have not been inspected.


**DECLARATION**

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by our signatures), particulars of which are described on Pg1, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in the 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 limitation in the EXTENT AND LIMITATIONS AND TESTING section of this report.

**Inspected and Tested by**

Signature 	Date <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>0</td><td>7</td></tr></table> / <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>0</td><td>5</td></tr></table> / <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>1</td><td>5</td></tr></table>	0	7	0	5	1	5	
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0	5							
1	5							
Name (CAPITALS) <table border="1" style="width: 100%; text-align: center;"><tr><td>K</td><td>H</td><td>U</td><td>G</td><td>H</td><td>E</td><td>S</td></tr></table>		K	H	U	G	H	E	S
K	H	U	G	H	E	S		

**Reviewed by the Qualified Supervisor**

Signature 	Date <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>1</td><td>1</td></tr></table> / <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>0</td><td>5</td></tr></table> / <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>1</td><td>5</td></tr></table>	1	1	0	5	1	5			
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G	N	E	W	L	A	N	D	S		

**CONDITION REPORT 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 is reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service. The Report should identify any damage, deterioration, defects and / or conditions which may give rise to danger (see Pg4).

The person ordering the Report should have received the "original" (PDF including Job Number) 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 quarterly. **For safety reasons it is important that this instruction is followed.**

Pg1 & Pg3 (Extent & Limitations including Operational) should identify fully the extent of the installation covered by this Report and any limitations on the inspection & 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 on Pg1, with additional comments on Pg3 'Operational Limitations'

For items classified on Pages 4-8 as C1 ("Danger Present"), **the safety of those using the installation is at risk**, and it is recommended that a competent person undertakes the necessary remedial work immediately.

For items classified as C2 ("Potentially Dangerous"), **the safety of those using the installation may be at risk**, and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due the extent or limitations of the inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency. (Pg3, General Comments)

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the Next Inspection is due is stated at the bottom of Pg1 of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.

**SCHEDULE(S)**

The attached Schedules are part of this document and this Report is valid only when they are attached to it.

<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>1</td></tr></table> Schedule of inspections and	1	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>1</td></tr></table> Schedule(s) of Test Results are attached	1
1			
1			
<i>(Enter quantities of schedules attached)</i>			

TC:4953.XXX.v2.3.3007 LC:21.1820.4.30





**CONDITION REPORT INSPECTION SCHEDULE**

**OUTCOMES KEY:** P = Acceptable C1 = Dangerous C2 = Potentially Dangerous C3 = Improvement Recommended LIM = Limitation NA = Not Applicable NV = Not Verified

ITEM No.	DESCRIPTION	IDENTIFY LOCATION (if applicable)	OUTCOME CODE	FURTHER INVESTIGATION REQUIRED? Y OR N
<b>1.0</b>	<b>DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT</b>			
1.1	Service cable condition		P	N
1.2	Condition of meter service head		P	N
1.3	Condition of meter tails – Distributor		P	N
1.4	Condition of meter tails – Consumer		P	N
1.5	Condition of metering equipment		P	N
1.6	Condition of isolator (where present)		NA	N
<b>2.0</b>	<b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)</b>		NA	N
<b>3.0</b>	<b>EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)</b>			
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1; 542.1.2.2)		P	N
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)		NA	N
3.3	Provision of earthing / bonding labels at all appropriate locations (514.11)		P	N
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)		P	N
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)		P	N
3.6	Confirmation of main protective bonding conductor sizes (544.1)		P	N
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)		P	N
3.8	Accessibility and condition of all protective bonding connections (543.3.2)		P	N
<b>4.0</b>	<b>CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)</b>			
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)		P	N
4.2	Security of fixing (134.1.1)		P	N
4.3	Conditions of enclosure(s) in terms of IP rating etc (416.2)		P	N
4.4	Conditions of enclosure(s) in terms of fire rating etc (526.5)		P	N
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))		P	N

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4.6	Presence of main linked switch (as required by 537.1.4)		P	N
4.7	Operation of main switch (functional check) (612.13.2)		P	N
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)		P	N
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)		P	N
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)		P	N
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)		P	N
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)		N A	N
4.13	Presence of other required labelling (please specify) (Section 514)		P	N
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)		P	N
4.15	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)		P	N
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)		P	N
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)		N A	N
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)		N A	N
4.19	RCD(s) provided for additional protection – includes RCBOs (411.3.3;415.1)		P	N
<b>5.0</b>	<b>FINAL CIRCUITS</b>			
5.1	Identification of conductors (514.3.1)		P	N
5.2	Cables correctly supported throughout their run (522.8.5)		L I M	N
5.3	Condition of the insulation of live parts (416.1)		P	N
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)		N A	N
	• To include the integrity of conduit and trunking systems (metallic and plastic)		P	N
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)		P	N
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)		P	N
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)		P	N
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)		P	N
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)		P	N

5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (526.6.101)		L I M	N
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (See Extent and Limitations) (522.6.101; 522.6.103)		N A	N
5.12	Provision of additional protection by RCD not exceeding 30 mA:		P	N
	• For all socket-outlets of rating 20 A or less provided for use by ordinary persons unless an exception is permitted (411.3.3.)		P	N
	• For supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)		P	N
	• For cables concealed in walls or partitions (522.6.102; 522.6.103)		P	N
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (section 527)		P	N
5.14	Band II cables segregated / separated from Band I cables (528.1)		L I M	N
5.15	Cables segregated / separated from communications cabling (528.2)		L I M	N
5.16	Cables segregated / separated from non-electrical services (528.3)		N A	N
5.17	Termination of cables at enclosures – extent of sampling indicated on Pgs 1&3 of report		P	N
	• Connections soundly made and under no undue strain (526.6)		P	N
	• No basic insulation of a conductor visible outside enclosure (526.98)		P	N
	• Connections of live conductors adequately enclosed (526.5)		P	N
	• Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)		P	N
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))		P	N
5.19	Suitability of accessories for external influences (512.2.2)		P	N
5.20	Condition of current using equipment in terms of IP rating etc (416.2)		P	N
5.21	Equipment does not constitute a fire hazard (Section 421)		P	N
5.22	Enclosure not damaged /deteriorated so as to impair safety (612.2(iii))		P	N
5.23	Suitability for the environment and external influences (512.2.1)		P	N
5.24	Security of fixing (134.1.1)		P	N
5.25	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.		P	N
5.26	Recessed Luminaires (downlighters) Correct type of lamps fitted		N A	N
5.27	Installed to minimize build up of heat by use of 'fire rated' fittings, insulation displacement box or similar (412.1.1)		N A	N

5.28	No signs of overheating to surrounding building fabric (559.5.1)		N A	N
5.29	No signs of overheating to conductors / terminations (526.1)		N A	N
<b>6.0</b>	<b>LOCATION(S) CONTAINING A BATH OR SHOWER</b>			
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)		P	N
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)		P	N
6.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)		N A	N
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)		P	N
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from the edge of zone 1 (701.512.3)		N A	N
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)		P	N
6.7	Suitability of equipment for installation in a particular zone (701.512.3)		P	N
6.8	Suitability of current-using equipment for particular position within the location (701.55)		P	N
<b>7.0</b>	<b>OTHER PART &amp; SPECIAL INSTALLATIONS OR LOCATIONS</b>			
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)		N A	N
7.2	Solar Voltaic (PV) or other source of secondary supply (Section 712)		N A	N
7.3	Gardens / Outhouses / Communal areas		P	N
<b>8.0</b>	<b>ISOLATION and SWITCHING off (general)</b>			
8.1	Presence and condition of appropriate devices (537.2.2; 537.3.1.1)		P	N
8.2	Acceptable location-state if local or remote from the equipment in question (537.2.1.5; 537.3.2.4)		P	N
8.3	Capable of being secured in the OFF position (537.2.1.2; 537.3.2.3)		P	N
8.4	Correct operation verified (612.13.2)		P	N
8.5	Clearly identified by position and or durable label / marking (537.2.2.6; 537.3.2.4)		P	N
8.6	'Isolation Only': Warning label posted in where live parts cannot be isolated by the operation of a single device (514.11.1; 537.2.1.3)		N A	N



CIRCUIT DETAILS (use line above for sub-main)					Conductor Details		Overcurrent protective devices			RCD	
Circuit Number	Circuit Description	Type of wiring	Reference Method (see Table 4A2 BS7671)	Number of points served	Live mm <sup>2</sup>	cpc mm <sup>2</sup>	BS (EN)	Rating A	Type	Breaking Capacity (kA)	Operating current, I <sub>Δn</sub> mA
	MAIN SWITCH 8 h r										
1	HEATER	A	C	1	2.5	1.5	61009	20	B	6	30
2	HEATER	A	C	1	2.5	1.5	61009	20	B	6	30
3	WATER HEATER	A	C	1	2.5	1.5	61009	20	B	6	30
4	SPARE										
5	SPARE										
6	SPARE										
	MAIN SWITCH 24 h r										
1	COOKER	A	C	2	6.0	2.5	61009	32	B	6	30
2	SOCKETS KITCHEN	A	C	7	2.5	1.5	61009	32	B	6	30
3	SOCKETS	A	C	9	2.5	1.5	61009	32	B	6	30
4	WATER HEATER	A	C	1	2.5	1.5	61009	16	B	6	30
5	SMOKE ALARMS	A	C	2	1.5	1.0	61009	6	B	6	30
6	LIGHTS	A	C	6	1.5	1.0	61009	6	B	6	30

TEST RESULTS		For Sub-main use line above			Continuity ( $\Omega$ )		Insulation resistance ( $M\Omega$ )			Polarity Y	$Z_s$ ( $\Omega$ )		RCD operating times	
Circuit Number	Ring final circuits continuity ( $\Omega$ )			*If open circuit enter X		Line/Neutral $M\Omega$	Line/Earth $M\Omega$	Neutral/Earth $M\Omega$	Maximum measured $Z_s$ $\Omega$		at $I_{\Delta n}$ ms	at $5 I_{\Delta n}$ (if applicable) ms		
	$r_1$ Line	$r_n$ Neutral	$r_2$ cpc	$R_1 + R_2$	$R_2$									
1				0.08		100	100	100	Y					
2				0.09		100	100	100	Y					
3				0.11		100	100	100	Y					
4														
5														
6														
1				0.01		100	100	100	Y	0.08	39.0	19.0		
2	0.05	0.05	0.14	0.03		100	100	100	Y	0.10	26.0	20.0		
3	0.40	0.40	0.76	0.28		100	100	100	Y	0.35	28.0	19.0		
4				0.15		100	100	100	Y	0.22	29.0	19.0		
5				0.04		100	100	100	Y	0.11	35.0	20.0		
6				0.62		100	100	100	Y	0.69	79.0	23.0		

**INSTRUMENTS**

Test instruments (serial numbers)

Multifunctional  
8 1 0 4 2 5 3

Continuity / Insulation

Earth fault loop impedance

RCD

Make, Model and Location of Consumer Unit (s)  
WYLEX  
HALL CUPBOARD

DB Reference:  
 Peak  Off Peak

Fault loop impedance  $Z_e$  or  $Z_e$  DB  
0 . 0 7  $\Omega$

All RCBO / RCD test button functions tested?  
Y

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