

ELECTRICAL INSTALLATION CONDITION REPORT
 (Requirements for Electrical Installations – BS 7671 [IET Wiring Regulations])

SECTION A: DETAILS OF THE PERSON ORDERING THE REPORT

Name: _____
 Address: _____

SECTION B: REASON FOR PRODUCING THIS REPORT

Date(s) on which inspection and testing was carried out

Landlord Report

SECTION C: DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier: _____
 Address: 23 Falstaff House, Arden Estate, N1 6PP

Description of premises (tick as appropriate) Domestic Commercial Industrial Other (brief description) _____

Estimated age of wiring system 20+ years Evidence of additions/alterations Yes No Not apparent

If yes, estimate age N/A years Installation records available? (Regulation 651.1) Yes No Date of last inspection 12.06.2024

SECTION D: EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of electrical installation covered by this report _____ Fixing Wiring Only

Agreed limitations including the reasons (see Regulation 653.2) _____ No limitations

Agreed with Owner Overall limitations including the reasons (see page no. _____) N/A

The 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 18.2 Edition. 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 inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SECTION E: SUMMARY OF THE CONDITION OF INSTALLATION

General condition of the installation _____ General condition of the installation is good

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY / UNSATISFACTORY*

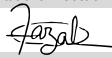
*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified

SECTION F: RECOMMENDATIONS


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 F1). Observations classified as 'Improvements recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by 12.06.2029

SECTION G: 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 observation and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in Section D of this report.

Inspected and tested by: Name (CAPITALS): F Paracha Signature:  For/on behalf of: Eizei Solutions Ltd

Position: Supervisor Address: 195 Little Ilford Lane, Manor Park, London, E12 5PJ Date: 12.06.2024

Report authorised for issue by: Name (CAPITALS): F Paracha Signature:  For/on behalf of: Eizei Solutions Ltd

Position: Supervisor Address: 195 Little Ilford Lane, Manor Park, London, E12 5PJ Date: 12.06.2024

SECTION H: SCHEDULE(S)

Schedule(s) of inspection and _____ schedule(s) of test results are attached. The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

SECTION I: SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements		Number and type of live conductors		Number of supply parameters		Supply protective device
TN-C	<input type="checkbox"/>	AC	<input checked="" type="checkbox"/> DC	Nominal voltage, $U/U_o^{(1)}$	230 V	1361
TN-S	<input type="checkbox"/>	1-phase, 2-wire	<input checked="" type="checkbox"/> 2-wire	Nominal frequency, $f^{(1)}$	50 Hz	2
TN-C-S	<input type="checkbox"/>	2-phase, 3-wire	<input type="checkbox"/> 3-wire	Prospective fault current, $I_{pf}^{(2)}$	1.52 kA	100 A
TT	<input type="checkbox"/>	3-phase, 3-wire	<input type="checkbox"/> Other	External loop impedance, $Z_e^{(2)}$	0.15 Ω	
IT	<input type="checkbox"/>	3-phase, 4-wire	<input type="checkbox"/>	Note: (1) by enquiry. (2) by enquiry or by measurement		
			Confirmation of supply polarity	<input checked="" type="checkbox"/>		

SECTION J: 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	<input type="text"/>		
Installation earth electrode	<input type="checkbox"/>	Location	<input type="text"/>		
		Resistance to earth	<input type="text"/>		Ω
Main protective conductors					
Earthing conductor	Material	Copper	csa	16	mm ² Connection/continuity verified <input checked="" type="checkbox"/>
Main protective bonding conductors (to extraneous-conductive-parts)	Material	Copper	csa	10	mm ² Connection/continuity verified <input checked="" type="checkbox"/>
To water installation pipes	<input checked="" type="checkbox"/>	To gas installation pipes	<input checked="" 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 <input type="text"/>	
Main switch / Switch-fuse / Circuit-breaker / RCD				If RCD main switch	
Location	Current rating	100	A	Rated residual operating current ($I_{\Delta n}$)	<input type="text"/> mA
Entrance	Fuse/device rating or setting	<input type="text"/>	A	Rated time delay	<input type="text"/> ms
BS (EN) 60947-3	No. of poles	2	Voltage rating	230	V Measured operating time (at $I_{\Delta n}$) <input type="text"/> ms

SECTION K: OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified in the *Extent and Limitations of Inspection and testing section*

No remedial action is required

The following observations are made: (see below)

Observation(s) include schedule reference as appropriate **Classification code**

Observation(s)	Classification code

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 required. C1 – Danger present. Risk of injury. Immediate remedial action required. C2 – Potentially dangerous. Urgent remedial action required. C3 – Improvement recommended. FI – Further investigation required without delay. Use additional form if required.

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

NOTE: This form is suitable for many types of smaller installations not exclusively domestic

OUTCOMES	Acceptable condition	<input checked="" type="checkbox"/>	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	NV	Limitation	Lim	Not applicable	N/A
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Item no	Description	Outcome
		(Use codes above, provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)	
	Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.	
1.1	Service cable	✓
1.2	Service head	✓
1.3	Earthing arrangement	✓
1.4	Meter tails	✓
1.5	Metering equipment	✓
1.6	Isolator (where present)	N/A
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)	N/A
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)	✓
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)	N/A
4.13	Presence of other required labelling (please specify) (Section 514)	✓
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (536.4.203)	✓
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)	✓
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)	N/A
4.19	RCD(s) provided for additional protection - includes RCBOs (415.1)	✓
4.20	Confirmation of indication that SPD is functional	✓
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)	N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A


OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	NV	Limitation	Lim	Not applicable	N/A
Item no	Description												Outcome <small>(Use codes above, provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</small>	
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)												N/A	
	<ul style="list-style-type: none"> To include the integrity of conduit and trunking systems (metallic and plastic) 												N/A	
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 (433.1; 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 Section D. <i>Extent and limitations</i>) (522.6.202)												✓	
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i>) (522.6.204)												N/A	
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:												✓	
	<ul style="list-style-type: none"> for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3) 												✓	
	<ul style="list-style-type: none"> for the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3) 												N/A	
	<ul style="list-style-type: none"> for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203) 												N/A	
	<ul style="list-style-type: none"> for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203) 												N/A	
	<ul style="list-style-type: none"> Final circuits supplying luminaires within domestic (household) premises (411.3.4) 												N/A	
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)												N/A	
5.15	Cables segregated/separated from communications cabling (528.2)												N/A	
5.16	Cables segregated/separated from non-electrical services												N/A	
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)												✓	
	<ul style="list-style-type: none"> Connections soundly made and under no undue strain (526.6) 												✓	
	<ul style="list-style-type: none"> No basic insulation of a conductor visible outside enclosure (526.8) 												✓	
	<ul style="list-style-type: none"> Connections of live conductors adequately enclosed (526.5) 												✓	
	<ul style="list-style-type: none"> Adequately connected at a 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))												✓	
5.19	Suitability of accessories for external influences (512.2)												✓	
5.20	Single-pole switching of 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 30mA (701.411.3.3)												N/A	
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)												N/A	
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)												N/A	
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)												N/A	
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1 (701.512.3)												N/A	
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)												N/A	
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)												N/A	
6.8	Suitability of current-using equipment for particular position within the location (701.55)												N/A	
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)												N/A	

INSPECTED BY:

Name (CAPITALS)

F Paracha

Signature



Date

12.06.2024

GENERIC SCHEDULE OF TEST RESULTS

DB Reference no. <input style="width:100%;" type="text"/> Location <input style="width:100%;" type="text"/> Entrance Z _s at DB (Ω) <input style="width:100%;" type="text"/> I _{pf} at DB (kA) <input style="width:100%;" type="text"/> 1.52 Correct polarity of supply confirmed YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Phase sequence confirmed (where appropriate) <input type="checkbox"/>	Details of circuits and/or installed equipment vulnerable to damage when testing <input style="width:100%; height:40px;" type="text"/> <input style="width:100%; height:40px;" type="text"/> None <input style="width:100%; height:40px;" type="text"/>	Details of test instruments used (state serial and/or asset numbers) Continuity: <input style="width:100%;" type="text"/> RCD: <input style="width:100%;" type="text"/> Insulation resistance: <input style="width:100%;" type="text"/> Multi-functional: <input style="width:100%;" type="text"/> Megger 7803 Earth fault loop impedance: <input style="width:100%;" type="text"/> Earth electrode resistance: <input style="width:100%;" type="text"/>
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Tested by: Name (CAPITALS) <input style="width:100%;" type="text"/> F Paracha Signature <input style="width:100%; font-family: cursive;" type="text"/> Date <input style="width:100%;" type="text"/> 12.06.2024											TEST RESULTS												
CIRCUIT DETAILS											Ring final circuit continuity (Ω)	Continuity (Ω) (R ₁ + R ₂) or R ₂	Insulation Resistance Test Voltage	Insulation resistance (MΩ)	Polarity	Z _s (Ω)	RCD	AFDD					
Protective device							Conductor details																
Circuit number	Circuit description	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	RCD I _{Δn} (mA)	Maximum permitted Z _s (Ω*)	Reference method	Live (mm ²)	cpc (mm ²)	r ₁ (line)	r _n (neutral)	r ₂ (cpc)	(R ₁ + R ₂)	R ₂	V	Live - Live	Live - Earth	Insert ✓	Maximum measured	Disconnection time (ms)	RCD test button operation	Manual AFDD test button operation
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1	SPD																						
2	M.C.B To SPD	60898	B	32	6																		
3	Cooker	61009	B	40	6	30		101	10.0	6.0	N/A	N/A	N/A	L/M	N/A	500	L/M	+299	✓	0.30	21.4	✓	
4	Lights	61009	B	6	6	30		101	1.5	1.0	N/A	N/A	N/A	L/M	N/A	500	L/M	+299	✓	1.40	20.9	✓	
5	Radial Sockets	61009	B	16	6	30		101	2.5	1.5	N/A	N/A	N/A	L/M	N/A	500	L/M	+299	✓	0.43	19.8	✓	
6	Radial Sockets	61009	B	20	6	30		101	2.5	1.5	N/A	N/A	N/A	L/M	N/A	500	L/M	+299	✓	0.47	19.3	✓	
7	Sockets	61009	B	32	6	30		101	2.5	1.5	0.54	0.54	0.90	0.36	0.90	500	L/M	+299	✓	0.51	21.7	✓	
8	Blank																						

*Where the maximum permitted earth fault loop impedance value stated in column 8 is taken from a source other than the tabulated values given in Chapter 41 of this Standard, state the source of the data in the appropriate cell for the circuit in the Remarks column (column 25) of the schedule.