

ELECTRICAL INSTALLATION CONDITION REPORT

2087 - Master



A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
Client: <input type="text" value="Pegasi Management Company Ltd"/> Address: <input type="text" value="207 Sloane Street"/> <input type="text" value="London"/> <input type="text" value="SW1X 9QX"/>		Purpose of this report: <input type="text" value="To detect, so far as is reasonably practicable, and to report on any factors impairing the safety of the electrical installation in accordance with BS 7671, January 2019, --See Additional Page--"/> Date(s) on which Inspection: <input type="text" value="11/09/2019"/> and testing was carried out	
C. Details of the Installation which is the Subject of this Report		Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>	
Installation: <input type="text" value="Flat 110 Stafford Court"/> Occupier: <input type="text" value="Confidential"/> Address: <input type="text" value="178-188 Kensington High Street"/> <input type="text" value="London"/> <input type="text" value="W8 7DW"/>		Description of premises: <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other: <input type="text" value="N/A"/> Estimated age of wiring system: <input type="text" value="25"/> yrs Evidence of alterations or additions: <input checked="" type="checkbox"/> If yes estimated Age <input type="text" value="1"/> yrs Date of previous inspection: <input type="text" value="Not Known"/>	
Record of Installation available: <input type="text" value="N/A"/> Records held By: <input type="text" value="N/A"/>			
D. Extent and Limitations Inspection and Testing		Agreed limitations including the reasons (See regulation 653.2)	
Extent of Electrical Installation covered by this report: <input type="text" value="The complete fixed electrical installation excluding any loft"/> --See Additional Page--		<input type="text" value="Inspected electrical connections at all points taken down for"/> --See Additional Page--	
Operational Limitations including the reasons (See page No <input type="text" value="N/A"/>) <input type="text" value="No legend providing main fuse type and rating."/>		Client <input type="text" value=""/>	
This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to <input type="text" value="January 2019"/> 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.			
E. Summary of the Condition of the Installation		General condition of the installations (In terms of electrical safety)	
<input type="text" value="The installation is approximately 25 years old with more recent additions/alterations about 1 year ago."/> --See Additional Page--			
Overall assessment of the installation <input type="text" value="Satisfactory"/>		*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.	
F. Recommendations		Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY, I 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). Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken I recommend that the installation is further inspected and tested by <input type="text" value="11/09/2024"/>	
G. Declaration		I, <input type="text" value="test2protect Ltd, Ethnam Heights, Ethnam Lane, Sandhurst, Kent, TN18 5PS"/> being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by My 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 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.	
Trading Title and address <input type="text" value="test2protect Ltd, Ethnam Heights, Ethnam Lane, Sandhurst, Kent, TN18 5PS"/>		NICEIC Enrolment Number <input type="text" value="040943"/> Branch No. (If Applicable) <input type="text" value="N/A"/>	
Inspected and tested by:		Name <input type="text" value="Billy Budgen"/> Position <input type="text" value="Electrician"/> Signature <input type="text" value=""/> Date <input type="text" value="20/09/2019"/>	
Report authorised for issue by:		Name <input type="text" value="Howard Perry"/> Position <input type="text" value="Area Manager"/> Signature <input type="text" value=""/> Date <input type="text" value="20/09/2019"/>	
H. Schedule(s)		The attached schedule(s) are part of this document and this report is valid only when they are attached to it.	
<input type="text" value="N/A"/> Schedule(s) of inspection and		<input type="text" value="N/A"/> Schedule(s) of test results are attached	

I. Supply Characteristics and Earthing Arrangements				Nature of Supply Parameters		Supply protective device			
Earthing Arrangements		Number and Type of Live Conductors							
TN-S	<input checked="" type="checkbox"/>	a.c.	<input checked="" type="checkbox"/>	d.c.	N/A	Nominal Voltage	$U^{(1)}$ N/A V	BS(EN)	
TN-C-S	N/A	1-Phase (2 wire)	N/A	1-Phase (3 wire)	<input checked="" type="checkbox"/>	2 Wire	N/A	Agreed Limitation	
TN-C	N/A	2-Phase (3 wire)	N/A	3 Wire	N/A	Nominal frequency	$f^{(1)}$ 50 Hz	Type	
TT	N/A	3-Phase (3 wire)	N/A	3-Phase (4 wire)	N/A	Prospective fault current	$I_{pf}^{(2)}$ 2.85 kA	N/A	
IT	N/A	Other	N/A		N/A	External loop impedance	$Z_e^{(2)}$ 0.08 Ω	Nominal current rating	LIM A
Confirmation of supply polarity				<input checked="" type="checkbox"/>		Number of supplies	1	Short circuit capacity	LIM kA
						(Note: (1) by enquiry, (2) by enquiry or by measurement)			

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 (e.g. rod(s), tape etc.)	N/A
Installation earth electrode	N/A	Resistance to Earth	N/A Ω
		Location	N/A
		Method of measurement	N/A

Main Protective Conductors		Tick boxes and enter details as applicable							
Earthing Conductor	Material	Copper	csa	16	mm ²	Continuity Verified	<input checked="" type="checkbox"/>	Connection Verified	<input checked="" type="checkbox"/>
Main protective bonding conductors	Material	N/A	csa	N/A	mm ²	Continuity Verified	LIM	Connection Verified	LIM
Bonding of Incoming Service						Maximum Demand (Load)			
Water installation pipes	<input type="checkbox"/>	Gas installation pipes	<input type="checkbox"/>	Structural Steel	<input type="checkbox"/>	Lightning protection	<input type="checkbox"/>	30 Amps	
Oil installation pipes	<input type="checkbox"/>	Please State				Protective measure(s) against electric shock			
Other incoming service(s)		N/A	N/A			ADS			

Main Switch / Switch-Fuse / Circuit-Breaker / RCD								
Location	Hallway cupboard			Current rating	100	A	if RCD main switch	
Type BS(EN)	BS EN 60947-3 Isolater		No of poles	2	Fuse/Device rating or setting	100	A	Rated residual operation current, $I_{\Delta n}$
Supply Conductors material	Copper		Supply Conductors csa	25	Voltage rating	230	V	Rated time delay
								N/A
								ms
								RCD Operating time at, $I_{\Delta n}$
								N/A
								ms

K. Observations		
Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.		
No remedial action is required.	N/A	The following observations are made <input checked="" type="checkbox"/>
Item No	Observations	Code
1	4.0 Consumer unit(s)/Distribution board(s) 4.4 Condition of enclosure(s) in terms of fire rating, Comment: Non fire rated consumer unit present.	C3
2	4.0 Consumer unit(s)/Distribution board(s) 4.17 RCDs provided for additional protection includes RCBOs, Comment: Circuits 1-5 have no additional RCD protection.	C3
3	5.0 Distribution/final circuits 5.11.3 - cables concealed in walls/partitions at a depth of less than 50 mm, --Observations continue on continuation sheet(s)--	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	<input type="text" value="0"/>	
C2 - Potentially dangerous - urgent remedial action required	<input type="text" value="0"/>	
C3 - Improvement recommended	<input type="text" value="5"/>	
FI - Further investigation required without delay	<input type="text" value="0"/>	

Note: this form is suitable for many types of smaller installations not exclusively domestic.

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 No	Description										Outcome		Comments	
1.0	External condition of intake equipment (visual inspection only)													
1.1	Service cable										LIM		No	
1.2	Service head										LIM		No	
1.3	Earthing arrangement										LIM		No	
1.4	Meter tails										LIM		No	
1.5	Metering equipment										LIM		No	
1.6	Isolator (where present)										LIM		No	
2.0	Presence of adequate arrangements for other sources													
2.1	Presence of alternative/additional supply warning notices at the origin of the installation										N/A		No	
3.0	Earthing and bonding arrangements													
3.1	Presence and condition of distributor's earthing arrangement										LIM		No	
3.2	Presence and condition of earth electrode connection, where appropriate										N/A		No	
3.3	Confirmation of earthing conductor size										✓		No	
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)										✓		No	
3.5	Confirmation of main protective bonding conductor sizes										N/A		No	
3.6	Condition and accessibility of main protective bonding conductor connections										N/A		No	
3.7	Condition and accessibility of other protective bonding connections										N/A		No	
3.8	Provision of earthing and bonding labels at all appropriate locations										✓		No	
4.0	Consumer unit(s)/ Distribution board(s)													
4.1	Adequacy of working space/accessibility to consumer unit/ distribution board										✓		No	
4.2	Security of fixing										✓		No	
4.3	Condition of enclosure(s) in terms of IP rating										✓		No	
4.4	Condition of enclosure(s) in terms of fire rating										C3 (see section K)		Yes	
4.5	Enclosure not damaged/deteriorated so as to impair safety										✓		No	
4.6	Presence of linked main switch										✓		No	
4.7	Operation of main switch(es) (functional check)										✓		No	
4.8	Operation of main switch (functional), main switch capable of being secured in the OFF position										✓		No	
4.9	Manual operation of circuit breakers and RCDs to prove disconnection (functional check)										✓		No	
4.10	Correct identification of circuits and protective devices										✓		No	
4.11	Presence of required charts and labels:													
4.11.1	Provision of diagram, chart, table or equivalent forms of information										✓		No	
4.11.2	Warning notice of durable material indicating there are live parts which are not capable of being isolated by a single device										N/A		No	
4.11.3	Periodic inspection notice positioned at or near the origin of the installation										✓		No	
4.11.4	Presence of RCD six-monthly test notice at or near consumer unit/distribution board										✓		No	
4.11.5	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board										✓		No	
4.11.6	Presence of other required labelling provided										N/A		No	
4.12	Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)										✓		No	
4.13	Single-pole switching or protective devices in the line conductors only										✓		No	
4.14	Protection against mechanical damage where cables enter consumer unit/ distribution board										✓		No	
4.15	Protection against electromagnetic effects where cables enter metallic consumer unit enclosure										N/A		No	
4.16	RCDs provided for fault protection - includes RCBOs										N/A		No	
4.17	RCDs provided for additional protection includes RCBOs										C3 (see section K)		Yes	
4.18	Confirmation of indication that SPD is functional										N/A		No	
4.19	Operation/adequacy of AFDD(s) where present										N/A		No	
4.20	Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure										✓		No	
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply										N/A		No	
4.22	Adequate arrangements where a generating set operates in parallel with the public supply										N/A		No	

Note: this form is suitable for many types of smaller installations not exclusively domestic.

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 No	Description										Outcome	Comments		
5.0	Distribution/final circuits													
5.1	Identification of conductors										✓	No		
5.2	Cables correctly supported throughout										LIM	No		
5.3	Condition of insulation of live parts										✓	No		
5.4	Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)										✓	No		
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation										✓	No		
5.6	Protective devices, type and rated current are suitable for fault protection										✓	No		
5.7	Presence and adequacy of circuit protective conductors										✓	No		
5.8	Co-ordination between conductors and overload protection devices										✓	No		
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences										✓	No		
5.10	Cables adequately protected against mechanical damage and abrasion										✓	No		
5.11	Provision of additional protection by 30 mA RCD for*:													
5.11.1	- all socket-outlets with a rated current not exceeding 32 A										✓	No		
5.11.2	- mobile equipment not exceeding a rating of 32 A for use outdoors										✓	No		
5.11.3	- cables concealed in walls/partitions at a depth of less than 50 mm										C3 (see section K)	Yes		
5.11.4	- cables concealed in walls/partitions containing metal parts regardless of depth										C3 (see section K)	Yes		
5.11.5	- all AC final circuits supplying luminaires within domestic household premises										C3 (see section K)	Yes		
*Note: Older installations designed prior to BS 7671:2018 may not have been provided with RCDs for additional protection.														
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects										LIM	No		
5.13	Band II cables segregated/separated from Band I cables										LIM	No		
5.14	Cables segregated/separated from communications cabling										LIM	No		
5.15	Cables segregated/separated from non-electrical services										LIM	No		
5.16	Termination of cables at enclosures:													
5.16.1	Connections soundly made and under no undue strain										✓	No		
5.16.2	No basic insulation of a conductor visible outside enclosure										✓	No		
5.16.3	Connection of live conductors adequately enclosed										✓	No		
5.16.4	Adequately connected at point of entry to enclosure										✓	No		
5.17	Condition of accessories including socket-outlets, switches and joint boxes is satisfactory										✓	No		
5.18	Suitability of accessories for external influences										✓	No		
5.19	Adequacy of working space/accessibility to equipment										✓	No		
5.20	Single-pole switching or protective devices in line conductors only										✓	No		
6.0	Isolation and switching													
6.1	In general:													
6.1.1	Presence and condition of appropriate devices										✓	No		
6.1.2	Correct operation verified										✓	No		
6.2	For isolation and switching for mechanical maintenance only:													
6.2.1	Capable of being secured in the OFF position where appropriate										✓	No		
6.2.2	Acceptable location (local/remote)										✓	No		
6.2.3	Clearly identified by position and/or durable marking(s)										✓	No		
6.3	For isolation only:													
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device										N/A	No		
7.0	Current-using equipment (permanently connected)													
7.1	Condition of equipment in terms of IP rating										✓	No		
7.2	Equipment does not constitute a fire hazard										LIM	No		
7.3	Enclosure not damaged/deteriorated so as to impair safety										✓	No		
7.4	Suitability for the environment and external influences										✓	No		
7.5	Security of fixing										✓	No		
7.6	Cable entry holes in ceiling above luminaires sized or sealed so as to restrict the spread of fire										✓	No		
	List number and location of luminaires inspected in section 9													

Board Details		
TO BE COMPLETED IN EVERY CASE	ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION	
Location of Distribution Board Hallway Cupboard	Supply to distribution board is from: N/A	Associated RCD (if any)
Distribution board designation DB 1	No of phases: N/A Nominal Voltage: N/A V	BS(EN): N/A
	Overcurrent protective device for the distribution circuit	RCD No of Poles: N/A
	Type BS(EN): N/A Rating: N/A A	RCD Rating: N/A mA

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times (s)	Overcurrent protective device					RCD	
					Live mm ²	cpc mm ²		BS(EN)	AFDD	Type	Rating (A)	Short circuit capacity (kA)	Operating current (ΔIn)	Maximum permitted Zs (Ω)
1/S	Lights Kitchen	A	B	16	1.5	1	0.4	60898 MCB		B	6	6	N/A	7.28
2/S	Lights Lounge	A	B	7	1.5	1	0.4	60898 MCB		B	6	6	N/A	7.28
3/S	Lights Bedroom	A	B	7	1.5	1	0.4	60898 MCB		B	6	6	N/A	7.28
4/S	Cooker	A	B	1	4	2.5	0.4	60898 MCB		B	32	6	N/A	1.37
5/S	Smoke Alarms & Doorbell	A	B	3	1.5	1	0.4	60898 MCB		B	6	6	N/A	7.28
6/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
7/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
8/S	Lights Hall & Bathroom	A	B	12	1.5	1	0.4	60898 MCB		B	6	6	30	7.28
9/S	Hob	A	B	1	4	2.5	0.4	60898 MCB		B	32	6	30	1.37
10/S	Sockets Kitchen	A	B	7	2.5	1.5	0.4	60898 MCB		B	32	6	30	1.37
11/S	Sockets General	A	B	13	2.5	1.5	0.4	60898 MCB		B	32	6	30	1.37
12/S	Kick Space Heater, Ariel Spur & WiFi Socket	A	B	3	2.5	1.5	0.4	60898 MCB		B	16	6	30	2.73

Wiring Code								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

Purpose of this report, Continued. from page 1

18th Edition.

Extent of Electrical Installation covered by this report, Continued. from page 1

spaces and boiler control wiring.

Agreed limitations including the reasons, Continued. from page 1

testing (minimum 10%).

Portable appliance testing (PAT) not included within the scope of this report.

General condition of the installations (In terms of electrical safety), Continued. from page 1

There is a 16th Edition style distribution board, utilising MCBs for overcurrent protection and with partial supplementary RCD protection.

Circuits 1-5 have no supplementary RCD protection.

The earthing and bonding is suitable for the installation.

There is no bonding required to the water supply as it enters the flat in plastic piping.

The wiring is PVC T&E and appears to be in reasonable condition.

The accessories are satisfactory.

Observations Continued from Page 2

Item No	Description	Code
	Comment: Circuits 1-5 have no additional RCD protection.	
4	5.0 Distribution/final circuits 5.11.4 - cables concealed in walls/partitions containing metal parts regardless of depth, Comment: Circuits 1-5 have no additional RCD protection.	C3
5	5.0 Distribution/final circuits 5.11.5 - all AC final circuits supplying luminaires within domestic household premises, Comment: Lighting circuits 1, 2, 3 & 5 have no additional RCD protection.	C3
6	4.0 Consumer unit(s)/Distribution board(s) 4.18 Confirmation of indication that SPD is functional. Comment: No SPD present.	N/A
7	4.0 Consumer unit(s)/Distribution board(s) 4.19 Operation/adequacy of AFDD(s) where present. Comment: No AFDD(s) present.	N/A

Code Key

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

Schedule Comments

Lighting circuits 1, 2, 3 & 5 have no additional RCD protection. 4

CONDITION REPORT GUIDANCE FOR RECIPIENTS
(to be appended to the Report)

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

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
3. 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.
4. 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.**
5. Section D (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.
6. 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 Section D.
7. For items classified in Section K as C1 ('Danger present'), **the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in Section K as C2 ('Potentially dangerous'), **the safety of those using the installation may be at risk** and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section K 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 Section F).
10. 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 Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit/distribution board.