

ELECTRICAL INSTALLATION CONDITION REPORT

RECORD NUMBER

COMPANY/ENGINEER

Engineer _____
Company _____
Address _____
Postcode _____ Tel No _____
Email Address _____

CUSTOMER/LANDLORD

Name _____
Address _____
Postcode _____ Tel No _____
Email Address _____

SITE ADDRESS

Tenant's Name _____
Address _____
Postcode _____ Tel No _____
Email Address _____

PART 2: PURPOSE OF THE REPORT

Purpose for which this report is required:

Date(s) when inspection and testing was carried out: _____ Record available (651.5): _____ Previous inspection report available (651.1): _____ Previous report date: _____

PART 3: SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Description of premises: ☐ Dwelling ☐ Commercial ☐ Industrial Other (include brief description): _____

Estimated age of electrical installation: _____ Evidence of additions or alterations: _____ If Yes, estimated age: _____ Overall assessment if the installation for continued use: ☐ Satisfactory ☐ Unsatisfactory

** 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.

Signature – Issued by

Signature – Received by

Date _____

! I/WE RECOMMEND, SUBJECT TO THE NECESSARY REMEDIAL ACTION BEING TAKEN, THAT THE INSTALLATION IS INSPECTED AND TEST BY

Next Safety check due by:

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.

GIVE REASON FOR RECOMMENDATION



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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 require

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:

Immediate remedial action required for items:	Improvement recommended for items:
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Urgent remedial action required for items:		Further investigation required for items:	

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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 (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:

Agreed limitation including the reasons, if any, on the inspection and testing (653.2):

Agreed with (name)

Extent of sampling:

Operational limitation including the reasons:

PART 7: SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements

TN-C: TN-S: TN-C-S:

TT: IT:

Supply protective device

BS EN: Type: Rated current:

Number and type of live conductors

AC: 1-phase, 2-wire: 2-phase, 3-wire:

3-phase, 3-wire: 3-phase, 4-wire:

DC: 2-wire: 3-wire: Other:

Confirmation of supply polarity:

Other sources of supply (Schedule of Test Results) Page No.

Nature of supply parameters

Nominal voltage between lines, $U^{[1]}$: [1] By enquiry

Nominal line voltage to Earth, $U_o^{[1]}$: [2] By enquiry or

Nominal frequency, $f^{[1]}$: by measurement

Prospective fault current, $I_{pf}^{[2]}$:

External earth fault loop impedance, $Z_e^{[2]*}$:

PART 8 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Maximum demand (load):
(delete as appropriate)

Means of Earthing

Distributor's facility:

Installation earth electrode(s):

Earth electrode type-rod(s), tape, etc:

Location:

Electrode resistance to Earth:

Main protective conductors

Earthing conductor:

Material:

csa:

Connection/continuity verified:

Main protective bonding conductors:

Material:

csa:

Connection/continuity verified:

Main protective bonding connections

Water installation pipes:

Gas Installation pipes:

Structural steel:

Oil Installation pipes:

Lightning protection:

Other (state):

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

Location:

BS EN: Type:

Rating/setting of device:

No. of poles: Current rating:

Voltage rating:

Where an RCD is used as the main switch

RCD rated residual operating current, $I_{\Delta n}$:

RCD type: Rated time delay:

Measured operating time:

*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.

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PART 9: SCHEDULE OF ITEMS INSPECTED (enter Pass, 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 fail 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

2.2 Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6) ☐

2.3 Adequate arrangements where a generating set operates in parallel with the public supply (551.7) ☐

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) ☐
- Adequacy and location of main protective bonding conductor connections (544.1.2) ☐

- Accessibility of all protective bonding connections (543.3.2) ☐
- Provision of earthing / bonding labels at all appropriate locations (514.13.1) ☐

3.2 FELV – requirements satisfied (411.7) ☐

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) ☐
- Earth-free local equipotential bonding (418.2) ☐
- Electrical separation (413; 418.3) ☐
- Double insulation (412) ☐
- Reinforced insulation (412) ☐
- Provisions where automatic disconnection of supply is not feasible (419) ☐

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) ☐

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

4.8 Presence and effectiveness of obstacles (417.2) ☐

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) ☐

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 RCBs (411.4.204; 411.4.5; 411.5.2; 531.2) ☐

4.14 RCD(s) provided for additional protection / requirements, where required includes RCBs (411.3.3; 415.1) ☐

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

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

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) ☐

4.19 Presence of next inspection recommendation label, where required (514.12.1) ☐

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) ☐

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) ☐

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) ☐

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

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5.6 Cables correctly terminated in enclosures (526)	<input type="checkbox"/>	5.21 Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	<input type="checkbox"/>	• 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)	<input type="checkbox"/>
5.7 Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	<input type="checkbox"/>	5.22 Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment - identify / record numbers and locations of items inspected (526)	<input type="checkbox"/>	6.13 Provision of additional protection by RCD having rated residual operating current not exceeding 30 mA -	
5.8 Examination of cables for signs of unacceptable thermal or mechanical damage / deterioration (421.1; 522.6)	<input type="checkbox"/>	5.23 Presence, operation and correct location of appropriate devices for isolation and switching (Chap. 46; 537)	<input type="checkbox"/>	• *For all socket-outlets of rating 32 A or less (411.3.3)	<input type="checkbox"/>
5.9 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523)	<input type="checkbox"/>	5.24 General condition of wiring system (651.2)	<input type="checkbox"/>	<i>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.</i>	
5.10 Adequacy of protective devices; type and rated current for fault protection (411.3)	<input type="checkbox"/>	5.25 Temperature rating of cable insulation (522.1.1; Table 52.1)	<input type="checkbox"/>	• *For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	<input type="checkbox"/>
5.11 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	<input type="checkbox"/>	6.0 Final circuits		• *For cables concealed in walls at a depth of less than 50 mm (522.6.202)	<input type="checkbox"/>
5.12 Coordination between conductors and overload protective devices (433.1; 533.2.1)	<input type="checkbox"/>	6.1 Identification of conductors (514.3)	<input type="checkbox"/>	• *For cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)	<input type="checkbox"/>
5.13 Cable installation methods / practices with regard to the type and nature of installation and external influences (522)	<input type="checkbox"/>	6.2 Cables correctly supported throughout their run (521.10.202; 522.8.5)	<input type="checkbox"/>	• For final circuits supplying luminaires within domestic (household) premises (411.3.4)	<input type="checkbox"/>
5.14 Where exposed to direct sunlight, cable of a suitable type (522.11.1)	<input type="checkbox"/>	6.3 Condition of insulation of live parts (416.1)	<input type="checkbox"/>	<i>*Older installations designed prior to BS 7671: 2018 may not have required RCDs for additional protection.</i>	
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) -	<input type="checkbox"/>	6.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	<input type="checkbox"/>	6.14 Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	<input type="checkbox"/>
• Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	<input type="checkbox"/>	6.5 Suitability of containment systems for continued use (including flexible conduit) (522)	<input type="checkbox"/>	6.15 Band II cables segregated / separated from Band I cables (528.1)	<input type="checkbox"/>
• 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)	<input type="checkbox"/>	6.6 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523)	<input type="checkbox"/>	6.16 Cables segregated / separated from non-electrical services (528.3)	<input type="checkbox"/>
5.16 Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	<input type="checkbox"/>	6.7 Adequacy of protective devices; type and rated current for fault protection (411.3)	<input type="checkbox"/>	6.17 Termination of cables at enclosures - identify / record numbers and locations of items inspected (526) -	
5.17 Band II cables segregated / separated from Band I cables (528.1)	<input type="checkbox"/>	6.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	<input type="checkbox"/>	• Connection under no undue strain (526.6)	<input type="checkbox"/>
5.18 Cables segregated / separated from non-electrical services (528.3)	<input type="checkbox"/>	6.9 Co-ordination between conductors and overload protective devices (433.1; 533.2.1)	<input type="checkbox"/>	• No basic insulation of a conductor visible outside enclosure (526.8)	<input type="checkbox"/>
5.19 Condition of circuit accessories (651.2)	<input type="checkbox"/>	6.10 Wiring system(s) appropriate for the type and nature of the installation and external influences (522)	<input type="checkbox"/>	• Connections of live conductors adequately enclosed (526.5)	<input type="checkbox"/>
5.20 Suitability of circuit accessories for external influences (512.2)	<input type="checkbox"/>	6.11 Where exposed to direct sunlight, cable of a suitable type (522.11.1)	<input type="checkbox"/>	• Adequately connected at point of entry to enclosure (glands, bushes, etc.) (522.8.5)	<input type="checkbox"/>
		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) -	<input type="checkbox"/>	6.18 Condition of accessories including socket-outlets, switches and joint boxes (651.2)	<input type="checkbox"/>
		• Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	<input type="checkbox"/>	6.19 Suitability of accessories for external influences (512.2)	<input type="checkbox"/>

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

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)

- 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)

- Presence and condition of appropriate devices (465; 537.3.3; 537.4)
- Readily accessible for operation where danger might occur (537.3.3.6)

- Presence and condition of appropriate devices (537.3.1.1; 537.3.1.2)
- Correct operation verified (643.10)

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

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

8.5 Security of fixing (134.1.1)

8.7 Recessed luminaires (downlighters) –

- Installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.2)

- No signs of overheating to conductors / terminations (526.1)

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

- 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 (701.414)
- Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)
- Shaver supply units complying with BS EN 61558-2-5 formerly BS 3535 (701.512.3)
- Presence of supplementary bonding conductors, unless not required by BS 7671: 2018 (701.415.2)
- Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)
- 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)
- Suitability of current-using equipment for particular position within the location (701.55)

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.

Name

Date

[illegible]

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DB designation:

Location of DB:

Z_{db} : I_{pf} at DB†:

Confirmation of supply polarity:

Phase sequence confirmed†:

SPD Details** Types: ☐ T1 ☐ T2 ☐ T3 ☐ N/A

Status indicator checked (where functionality indicator is present):

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

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

Note that not all SPDs have visible functionality indication.

Supply to DB from:

Overcurrent protective device for the distribution circuit

BS (EN): Type: Nominal voltage: Rating: No. of phases:

Associated RCD (if any)

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

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TESTED BY:	Name:	Position:	Signature:	Date:

Multi-function: Continuity: Insulation resistance: Earth fault loop impedance: Earth electrode resistance: RCD:

**** Where installed. Note, not all AFDD's 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 require' column.**

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