

Electrical Installation Condition Report

Requirements for Electrical Installations - BS 7671:2018 (IET Wiring Regulations 18th Edition)

Information for recipients:

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).

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 residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested every 6 months. For safety reasons it is important that these instructions are followed.

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 (licencing 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 Section D.

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.

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.

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 on a code C1 or C2 could not, due to the extent or limitations of this 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 (see Section F).

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 label at or near to the consumer unit/distribution board.



Electrical Installation Condition Report

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations BS 7671:2018 (IET Wiring Regulations 18th Edition)

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Λ	Details of the	e Installation											
<u> </u>	Client	R DAWSON	Ins	stallation	R DAWSON								
	Address	HARDCASTLE PROPERTIES 305 HULL ROAD YORK	Ac	ldress	HARCASTLE PROPEF 80 THIEF LANE YORK	RTIES							
	Postcode	YO10 3LU	Po	estcode	YO10 3HU								
B	LANDLORD CERT				dition of an existing insta	llation.							
	Date(s) on which th	e inspection and testing were carried out 05	6/04/2021	to 05/04/2021									
C	Details of ins Description of prem Estimated age of th Evidence of alteration Records of installation Date of last inspection	e wiring system 25 ons or addition Yes No on available Yes No	Industrial years Not apparent Records held by	Other (please specifing if 'Yes', estimated 10) years								
D	Extent of electrica ALL CIRCUITS TE	I installation covered by this report:		Agreed Limitations and Operational Limitations (Regulations 653.2) NO REMOVAL OF CUPBOARDS OR FLOOR COVERINGS									
	The inspection and It should be noted t	testing detailed within this report and accommodate cables concealed within trunkings and colors specifically agreed between the client an ipment.	nduits, under floors, i	n roof spaces and generally v	vithin the fabric of the building	or underground have not							
E		the condition of the installati of the installation (in terms of safety)	on										
		t of the installation in terms of its suitability for		dangerous (code C2), Further	SATISFACTORY rinvestigation (code FI) conditi	*UNSATISFACTORY ons have been identified							
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 'Potential 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 the installation is further inspected and tested by 05/04/2026 (date)												
G	described above, h	on(s) responsible for the inspection and the t aving exercised reasonable skill and care wh ne attached schedules, provides an accurate report.	en carrying out the ir	spection and testing hereby	declare that the information in	this report, including the							
	Company	Esselle Electrical		Inspected and test		orised for issue by							
	Membership No. Address	7484 6 Wolviston Avenue, York, North Yorkshire	Name: Signature: Position:	Stephen Liddell Stephen Liddell	Stephen Lidde								
	Postcode	YO10 3DD	Date:	05/04/2021	05/04/2021								
	Schedule(s)												

schedule(s) of inspection and 1

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.



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Supply characteristics and earthing arrangements Earthing Arrangements TN-S V TN-C-S TT Other Please specify Number & Type of five conductors & C V D C No. of phases 2 No. of wires 2 Nature of Supply Parameters (Note: "I' by enquiry, o" by enquiry or by measurement) Nominal voltage, U/U ₃ (1) 230 V Nominal frequency, \$70 50 Hz. Confirmation of polarity Procedure for Supply Protective fault current, \$100 14 KA External loop impedance, \$2, 92 20 O r Z ₈₀ Source of Circuit Supply Protective Device BS (EN) 1381 Type 2 Ralad Current 80 A Particulars of installation referred to in this report Details of installation referred to installation pipes via 0 to the protection of codes **Cobservations** Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D. No remedial work required **I'RCD main switch: Rated residual operating current I Δn mA Rated time delay ms Measured operating trip time ms **Explanation of codes** **Dispervations** **Dispervations** **Explanation of codes** **Dispervations** **Dispervat															
Number & Type of live conductors AC ♥ DC No. of phases 2 No. of wires 2 Nature of Supply Parameters (Note: "by equality, or "by equality, or "by equality or by measurement). The Nominal voltage, UIU. "0 2300 V Nominal frequency, ft" 50		Supply characteristics and earthing arrangements													
Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement) Nominal voltage, UJU-5 (1) 230		Earthing Arrangements TN-S V TN-C-S TT Other	Please specify												
Nominal voltage, U/U _b ⁽¹⁾ 230		Number & Type of live conductors AC ✓ DC No. of phases 2	No. of wires 2												
Prospective fault current, I _{pt} 104 kA Supply Protective Device BS (EN) 1361 Type 2 Rated Current 60 A Other Sources of Supply (as detailed on attached schedule) Particulars of installation referred to in this report Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc) Main Protective Conductors Material csa (Y) or Value Maximum Demand ((aod) 60 Amps (NA) Earthing Conductor Copper 16 (other installation pipes (v) or Value (other installation) (v) or Value (v) or Value (other installation) (v) or Value (v) or Value (other installation) (v		Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measure	ment)												
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Particulars of installation referred to in this report Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc) Location Main Protective Conductors Material csa (✓) or Value Earthing Conductor Copper 16		Prospective fault current, I _{pf} (2) 1.04 kA External loop imp	edance, $Z_e^{(2)}$.22 Ω Or Z_{db} Source of Circuit												
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Protective Bonding Conductor Copper 10		Main Protective Conductors Material csa (✓) or Value	Maximum Demand (load) 60 Amps ✓ KVA												
Copper 10 Gas installation pipes Q To lightning protection Ω Q Main Supply Conductor Copper 25 Qil installation pipes Q Other Ω Qil missallation pipes Q Other Qil missallation pipes Qil installation Qil installation pipes Qil installation Qil installation Qil installation Qil installation pipes Qil installation		Earthing Conductor Copper 16	(connection / continuity) (✓) or Value (✓)												
Main Supply Conductor Copper 25 Main Switch Location UNDERSTAIRS Fuse/device rating or setting 100 A Voltage rating 400 V BS(EN) 60947-3 No. of Poles 2 Current Rating 100 A If RCD main switch: Rated residual operating current I △n mA Rated time delay ms Measured operating trip time ms CObservations Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D. No remedial work required The following observations are made Item No. Observations DB: 4.4 Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5) - CU in a domestic household premises is not metal or installed in a non-combustible cabinet, showing no signs of thermal damage, located in the sole means of escape for a dwelling area (421.1.201) One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets to indicate to the person(s) responsible for the installation the degree of urgency for remedial action required. © Potentially dangerous. Urgent remedial action required.			Water installation $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$												
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Fuse/device rating or setting 100 A Voltage rating 400 V BS(EN) 60947-3 No. of Poles 2 Current Rating 100 A If RCD main switch: Rated residual operating current I \(\Delta \) mA Rated time delay ms Measured operating trip time ms Code		2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Oil installation pipes $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$												
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Further Investigation required without delay			1												



Electrical Installation Condition Report Inspection Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations - BS 7671:2018 (IET Wiring Regulations 18th Edition) All items inspections to confirm as appropriate, compliance with the relevant clauses in BS 7671:2018

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In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report. Item No. **Description Outcome** 1.0 External Condition Of Intake Equipment (Visual Inspection Only) Where inadequacies are encountered, it is recommended that the person ordering the report informs the appropriate authority Service cable 12 Service head 1.3 Earthing arrangement 1.4 Meter tails 1.5 Metering equipment 1.6 Isolator (where present) 20 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) (N/A) 3.2 Presence and condition of earth electrode connection where applicable (542.1.2.3) 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 arrangement (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) Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1) 4.1 42 Security of fixing (134.1.1) 4.3 Condition of enclosure(s) in terms of IP rating etc (416.2) B 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 switches (functional check) (643.10) 4.8 Manual operation of circuit-breakers and RCD(s) to prove disconnection (643.10) 4.9 Correct identification of circuit details and protective devices (514.8.1; 514.9.1) \bigcirc 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) 4.13 Presence of other required labelling (please specify) (Section 514) Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal 4 14 damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; section 432.433) 4.15 Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3) Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 4.16 522.8.11) 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) 4 19 RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1) (N/A) 4.20 Confirmation of indication that SPD is functional (651.4) Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are 4.21 tight and secure (526.1) 4.22 Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6) 4 23 Adequate arrangements where a generating set operates in parallel with the public supply (551.7) 5.0 Final Circuits Identification of conductors (514.3.1) 5.1 52 Cables correctly supported throughout their run (521.10.202; 522.8.5) 5.3 lacksquareCondition of insulation of live parts (416.1) 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking. Integrity of containment (521.10.1) 5.4.1 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 (433.3.1; Section 543) 59 Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)



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Requirements for Electrical Installations - BS 7671:2018 (IET Wiring Regulations 18th Edition) All items inspections to confirm as appropriate, compliance with the relevant clauses in BS 7671:2018

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	appropriate, compliance with the relevant clauses in 65 707 1.20	10										
5.10	Concealed cables installed in prescribed zones (see Sect	ion D. Extent	and limitations) (522.6.202)	NV								
5.11	Cables concealed under floors, above ceilings or in walls/ Extent and limitations) (522.6.204)	partitions, ad	equately protected against damage (see Section D.	NV								
5.12	Provision of additional requirements for protection by	/ RCD not ex	ceeding 30 mA									
5.12.1	for all socket-outlets of rating 32 A or less, unless an exce											
5.12.2	For the supply of mobile equipment not exceeding 32 A ra	ating for use	outdoors (411.3.3)									
5.12.3	for cables concealed in walls at a depth of less than 50 m			Ø								
5.12.4	for cables concealed in walls/partitions containing metal p			Ø								
5.12.5	for circuits supplying luminaires within domestic (househo	old) premises	(411.3.4)									
5.13	Provision of fire barriers, sealing arrangements and protection											
5.14	Band II cables segregated/separated from Band I cables	(528.1)										
5.15	Cables segregated/separated from communications cabli	ng (528.2)										
5.16	Cables segregated/separated from non-electrical services	s (528.3)										
5.17	Termination of cables at enclosures - indicate extent	of sampling	in Section D of the report (Section 526)									
5.17.1	Connections soundly made and under no undue strain (52	26.6)										
5.17.2	No basic insulation of a conductor visible outside enclosu	re (526.8)										
5.17.3	Connections of live conductors adequately enclosed (526.5)											
5.17.4	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))											
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 conduct	tors only (132	.14.1, 530.3.3)									
.0 Locatio	n(s) Containing A Bath Or Shower											
6.1	Additional protection for all low voltage (LV) circuits by RC	CD not excee	ding 30 mA (701.411.3.3)									
6.2	Where used as a protective measure, requirements for St	ELV or PELV	met (701.414.4.5)									
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly B	S 3535 (701.	512.3)									
6.4	Presence of supplementary bonding conductors, unless n	ot required b	y BS 7671:2018 (701.415.2)									
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 i	m from zone	1 (701.512.3)									
6.6	Suitability of equipment for external influences for installe	d location in t	erms of IP rating (701.512.2)									
6.7	Suitability of accessories and controlgear etc. for a particular											
6.8	Suitability of current-using equipment for particular position	n within the l	ocation (701.55)									
	Part 7 Special Installations Or Locations											
7.01	List all other special installation or locations, if any (record											
8.0 Sche	dule of Tests Results to be recorded on Schedule of	of Test Resu	ılts									
8.1 Ext	ternal earth loop impedance, Ze	8.9	Insulation Resistance between Live Conductors	Yes								
8.2 Ins	tallation earth electrode	8.10	Insulation Resistance between Live Conductors & Earth	Yes								
8.3 Pro	ospective fault current, lpf	8.1	Polarity (prior to energisation)	Yes								
8.4 Coi	ntinuity of Earth Conductors	8.12	Polarity (after energisation) including phase sequence	Yes								
	ntinuity of Circuit Protective Conductors	8.13	, , , , , , , , , , , , , , , , , , , ,	Yes								
	ntinuity of ring final circuit	8.14		Yes								
				Yes								
		8.15										
8.8 Vol	It drop verified (w)	8.16	Functional testing of AFDD(s) devices	NA NA								
Inspector	's Name: Stephen Liddell	Sig	gnature: Stephen Liddell									
Date:	05/04/2021		~									



Electrical Installation Condition Report Test Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations BS 7671:2018 (IET Wiring Regulations 18th Edition)

NA/	7	4	8	4	0	0	0	0	0	1	0	9	6
FICR Pa												ge 6	of (

14/1			3	J -				,																				
Client	R DAWSON					Installation Address 80 THIEF LANE, YORK Postcode YO10 3HU																						
Distrib	ution board details - Complete in	every	case		(Complete	only if	the distribution	n boa	rd is n	ot con	nected	d directly to	o the or	igin of th	e install	ation					Те	st inst	rument	serial n	umber(s)	
Locatio	n UNDERSTAIRS								S	upply to	distribu	ition bo	ard is from	Ch	aracteris	tics at th	is dis	tribution	board				Loop	impedan	ce 074	71445		
Design						Overcurren protective of		No. of phases	т.			BS(EN	IN.	Ass	ociated R0	CD(if any):	BS (EN				oove 30m	0) 1116	sulation	resistan	ce 074	71445		
_	Num. of ways 12				for the distr	ibution	1 Type BS(EN) Nominal Voltage Rating A			A Z _d		Ω No.	of pole:		Operating		A or belov	말		Continu	ity 074	71445						
							Supply polarity confirmed					Phase sequence confirmed				kA I∆n			perating		ms ms	0		R	OD 074	71445		
								, ,,					_	Time	e delay (if a	applicable))											
			CI	RCU	IT DE	TAILS	;												TE	ST RE	SULT	S						
Ci	Distribution board Designation	J		_		conductors	s <u>o</u> .	Overcurren devi		tive	Breaki capac	ope	BS 7671 Max.		C	Circuit impe	edance	Ω			ation resis		P	Mea N	RCD	testing	Manua button o	
Circu Id Lin	DB1	Type of	Ref.	No. of	USa	a (mm²)	Mascon	devi		71	aking	RCD			final circui		유고	All circui	its to be	Test	L/L,	L/E,	Polarity	Max. easured	Above 30mA	30mA or	RCD	AFDD
uit No. ne No.	Circuit designation	fwiring	method	f points		СРС	aximum nection	BS EN	Type No	Rating (A)	(KA)	(mA)	80%	`	sured end-	,	Fig 8 check	complete R1R2 or R		voltage	L/N	N/E	(V)	Zs	l∆n	below 5 I∆n	(√)	ĕ (√)
	1		1	1	Z			Number			` ′		(Ω)	r1	rn	r2	(√) ✓	R1 + R2	R2	V	Μ(Ω)	Μ(Ω)		(Ω)	ms	ms		
1	Skt Ring Circuit	Α	С	5	2.5	1.5	0.4	60898	В	32	6	30	1.10	.15	.15	.25	✓	.12		230	>200	>200	√	.36	19	17	√	N/A
2	Skt Ring Circuit	Α	С	5	2.5	1.5	0.4	60898	В	32	6	30	1.10	.54	.54	1.21	√	.44		230	>200	>200	√	.66	19	17	√	N/A
3	Lights	Α	С	16	1.5	1	0.4	60898	В	6	6	30		NA	NA	NA	√	1.57		230	>200	>200	√	1.79	19	17	√	N/A
4	TV SKT	Α	С	1	2.5	1.5	0.4	60898	В	16	6	30	2.18	NA	NA	NA	✓	.49		230	>200	>200	√	.71	19	17	✓	N/A
5	Cooker	Α	С	1	6	2.5	0.4	60898	В	32	6	30	1.10	NA	NA	NA	✓	.27		230	>200	>200	✓	.49	19	17	✓	N/A
6	Spare													N/A	N/A	N/A	N/A						N/A				N/A	N/A
7	Skt Ring Circuit	Α	С	7	2.5	1.5	0.4	60898	В	32	6	30	1.10	.29	.29	.48	✓	.20		230	>200	>200	✓	.42	21	18	✓	N/A
8	Cooker	Α	С	1	6	2.5	0.4	60898	В	32	6	30	1.10	NA	NA	NA	✓	.25		230	>200	>200	✓	.47	21	18	✓	N/A
9	Electric Shower	Α	С	1	6	2.5	0.4	60898	В	16	6	30	2.18	NA	NA	NA	✓	.33		230	>200	>200	✓	.55	21	18	✓	N/A
10	Lights	Α	С	4	1	1	0.4	60898	В	6	6	30	5.82	NA	NA	NA	✓	1.12		230	>200	>200	✓	1.34	21	18	✓	N/A
11	Fire Alarm	Α	С	14	1	1	0.4	60898	В	6	6	30	5.82	NA	NA	NA	✓	1.25		230	>200	>200	✓	1.47	21	18	✓	N/A
12	Spare													N/A	N/A	N/A	N/A						N/A				N/A	N/A
Detai	ls of circuits and/or installed e	auipr	nent	/ulner	able to	damag	e wher	testing	Det	te(s)	dead t	estino	05/04/	2021	То	05/04/2	021	Date	(s) live	testing		05/04/20)21	To	`	05/04	1/2021	
CIRCL		quipi	ilelit v	/ull lei	able to	uarriag	e wrier	rtesting	Dai	10(3)	icau t	Count	00/04/	2021	10	00/04/2	021	Date	` '	gnature		00/04/20	721	- 10		00/04	72021	
	ed by: Name (capital letters)						F	Position					Г	Date N	lot Specif	îed			01	griatare								
	Types. A PVC/PVC B PVC cables in m	netallic	Conduit	C D\/C	' cables i	n non-met			ac in m	etallic T	runking	E D\/C					S\Λ/Δ co	hles GS	ΜΔ/ΥΡΙΙ	- cables	- Mineral	Inculated	0.01	ner				
viinig	1, poo. 11 von vo bi vo cables III II	iotaiiio '	Ooridall	. 51 00	, cables II	ii iioii-iiicu	uo 00110	I VO Cabi	03 111 111	Claimo I	Turking		J Cables III III	on-motal	no Trunkin	g . 1 v 0/c	, vin ca	DIOS 0 0	**/*Wi.FI	_ Gabies	- willional	moulated	O Oti	107				