Date	01/03/2022	Certificate Serial No/Ref:	80158909

Chris Guest Electrical Services
Electrical Installation Condition Report

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

A. DETAILS OF THE CLIENT OR PERSON ORDERING THE WORK

Name:	Mark Harris
Address:	Kingfisher House, 1 The Groves, Pocklington, YO42 2XP Email: harrisrented@gmail.com

B. REASON FOR PRODUCING THIS REPORT

Landlord electrical safety report

Date(s) inspection and testing carried out: 01/03/2022

C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier:	Tenant
Address:	99 Newland Park Drive York YO10 3HR

Description of premises: ✓ Domestic | N/A Commercial | N/A Industrial | N/A Other, please specify :

Estimated age of the wiring system 14 **Years** | Evidence of additions or alterations N/A Yes | ✓ No | N/A Not apparent

Installation records available? (Regulation 621.1) Yes ✓ No N/A | Date of last inspection July 2018 | If yes, estimated age N/A years | Alternative source of supply (as described in attached schedule if applicable) N/A

D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671 as amended

Extent of the electrical installation covered by this report: 100% of installation

Agreed limitations including the reasons, see Regulations 653.2

No lifting of floors

No inspection of concealed cables

Limitations agreed with	Landlord	Position (if applicable)	N/A
Operational limitations including the reasons			

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 accessible roof space housing other electrical equipment.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Safe for continued use

Overall assessment of the installation in terms of its suitability for continued use:

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 on page 1 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' (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 01/03/2027

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) 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 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)	CHRIS GUEST
Signature	
Position	Sole Trader
Date	01/03/2022
Contact	Tel **07841 459402** Email **cges@hotmail.co.uk** Web

REPORT AUTHORISED FOR ISSUE BY:

Contractor	**Chris Guest Electrical Services**
Address	15 Melwood Grove Acomb York YO26 5RE
Name	Chris Guest
Signature	
ENROLMENT NO (If applicable)	
Date	01/03/2022

H. SCHEDULES

The attached schedule(s) are part of this document and this report is valid only when they are attached to it

- ✓ **Schedule(s) of inspection and**
- ✓ **Schedule(s) of test results attached**

I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arangements(s)

- ✓ TN-S
- N/A TN-C-S
- N/A TT
- N/A IT
- N/A TN-C

Number and Type of Live Conductors

- ✓ AC — N/A DC
- ✓ **1 phase** (2 wire) — N/A 2 wire
- N/A **2 phase** (3 wire) — N/A **1 phase** (3 wire) — N/A 3 wire
- N/A **3 phase** (3 wire) — N/A **3 phase** (4 wire) — N/A Other

Nature of Supply Parameters

Nominal voltage **U (o)**	230	**Volts**
Nominal frequency **f (1)**	50	**Hz**
PFC **Ipf (1,2)**	1.858	**kA**
External loop impedance	0.25	**Ω**

Note:
(1) by enquiry
(2) by enquiry or by measurement

Characteristics of Primary Over current Protective Device(s)

BS (EN)	LIMITED
Type	LIM
Rated current	LIM
Short circuit capacity	LIM

Confirmation of Supply Polarity ✓

J. PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing	✓	Distributor's facility	Type	N/A	Resistance to earth	N/A **Ω**
	N/A	Installation earth electrode	Location of the earth electrode (Where applicable)	N/A		

MAIN PROTECTIVE CONDUCTORS (to extraneous conductive parts)

Earthing Conductor

Conductor Material	Copper
Conductor Csa mm^2	16
Connection/ continuity verified ✓	✓

Main protective bonding conductor

Conductor Material	Copper
Conductor Csa mm^2	10
Connection/ continuity verified ✓	✓

Main Bonding

- ✓ Water installation pipes
- N/A Structural steel
- ✓ Gas installation pipes
- N/A Other (specify)
- N/A Oil installation pipes

MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD

Type BS (EN)	60947-3	Voltage rating	230 **V**
No of poles	2	Current Rating	100 **A**
Supply Conductor	Copper	*Rated time delay	N/A **ms**
Conductor csa mm^2	16	*Rated RCD Operating current	N/A **mA**
		*RCD Operating time	N/A **ms**

* If RCD main switch

K. OBSERVATIONS

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

N/A **No remedial action is required**

✓ **The following observations are made**

ITEM NO	OBSERVATION	CLASSIFICATION CODE
1	Condition of enclosure(s) in terms of fire rating not adequate (421.1.201; 526.5) Consumer unit is of plastic construction.	C3
2	No additonal protection by RCD for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203) Circuits 1 & 4 not RCD protected.	C3

N/A **Additional observations**

Additional notes/observations attached or to follow ref: N/A

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

C2 – Potentially dangerous – urgent remedial action required

C3 – Improvement recommended

FI – Further investigation required without delay

DISTRIBUTION BOARD DETAILS FOR 99 Newland Park Drive York YO10 3HR

DB ref:	DB1	Zs at this board (Ω):	0.26	Ipf at this board (kA):	1.858	Main switch type BSEN	60947	Rating:	100	**Amps**	Supply	25	**mm²**	Earth:	16	**mm²**
Distribution board location:	Kitchen cupboard	Phase Sequence Confirmed (where appropriate)	N/A	Supplied from:	Mains	No. Of phases:	Single	Supply protective device type BSEN reference:	LIM					Rating:	LIM	**Amps**

CIRCUIT DETAILS

TEST RESULTS

Circuit Reference	Circuit Designation	Type of wiring	Reference method	Number of points served	Circuit Conductors		Max disconnection time	Protective Device					Continuity Ω					Insulation Resistance					Polarity	Maximum measured Zs Ω	RCD		AFDD
					Live (mm²)	cpc (mm²)		Type BS (EN)	Rating (A)	RCD I∆n mA	Short circuit capacity (kA)	Max permitted Zs (Ω*)	Ring final circuits only (measured end to end)			All circuits (At least 1 column to be completed)		Insulation resistance test voltage V	Live - Live	Live - Neutral	Live - Earth	Neutral - Earth			Disconnection time (ms)		RCD test button/ fucntionality	Manual AFDD test button/ functionality
													r_1	r_n	r_2	R_1+R_2	R_2								1x	5x		
1	Central heating	A	C	1	2.5	1.5	0.4	60898 type B	16	N/A	6	2.73	N/A	N/A	N/A	0.17	N/A	500	N/A	>999	>999	>999	✓	0.42	N/A	N/A	N/A	N/A
2	First floor lighting	A	C	9	1.5	1.0	0.4	61009 type B	6	30	6	7.28	N/A	N/A	N/A	0.79	N/A	500	N/A	Lim	47.9	61.3	✓	1.04	20	19	✓	N/A
3	Ground floor lighting	A	C	17	1.5	1.0	0.4	61009 type B	6	30	6	7.28	N/A	N/A	N/A	0.93	N/A	500	N/A	Lim	91.8	92.0	✓	1.18	26	25	✓	N/A
4	Smoke Detectors	A	C	11	1.5	1.0	0.4	60898 type B	6	30	6	7.28	N/A	N/A	N/A	1.59	N/A	500	N/A	Lim	444	436	✓	1.85	N/A	N/A	N/A	N/A
5	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7	Shower	A	C	1	10	4.0	5	60898 type B	40	30	6	1.09	N/A	N/A	N/A	0.17	N/A	500	N/A	>999	>999	166.6	✓	0.42	36	14	✓	N/A
8	Cooker	A	C	1	6	2.5	0.4	60898 type B	32	30	6	1.37	N/A	N/A	N/A	0.04	N/A	500	N/A	>999	>999	166.6	✓	0.29	36	14	✓	N/A
9	First floor sockets	A	C	8	2.5	1.5	0.4	60898 type B	32	30	6	1.37	0.28	0.27	0.45	0.18	N/A	500	N/A	Lim	286	166.6	✓	0.67	36	14	✓	N/A
10	Ground floor sockets	A	C	6	2.5	1.5	0.4	60898 type B	32	30	6	1.37	0.25	0.26	0.41	0.17	N/A	500	N/A	>999	>999	166.6	✓	0.58	36	14	✓	N/A
11	Kitchen sockets	A	C	8	2.5	1.5	0.4	60898 type B	32	30	6	1.37	0.27	0.28	0.38	0.17	N/A	500	N/A	>999	>999	166.6	✓	0.56	36	14	✓	N/A
12	Sockets	A	C	9	2.5	1.5	0.4	60898 type B	32	30	6	1.37	0.65	0.63	1.12	0.44	N/A	500	N/A	Lim	202.8	166.6	✓	0.73	36	14	✓	N/A

* Where the maximum permitted earth fault loop impedance value stated is taken at from a source other than the tabulated values given in Chapter 41 of BS 7671 , state the source of the data

TEST INSTRUMENTS USED

Earth fault loop impedance	N/A	**RCD**	N/A
Insulation resistance	N/A	**MFT**	8203456
Continuity	N/A	**Other**	N/A

Inspected by:

Signature

Name (CAPITALS) CHRIS GUEST

Date of inspection 01/03/2022

EICR IMAGES

Engineers optional images of C1 or C2 observations if applicable

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	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	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)	
1.1	Condition of service cable	✓
1.2	Condition of service head	✓
1.3	Condition of distributor's earthing arrangement	✓
1.4	Condition of meter tails - Distributor/Consumer	✓
1.5	Condition of metering equipment	✓
1.6	Condition of isolator (where present)	N/A
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A
3.0	EARTHING AND BONDING ARRANGEMENTS (411.3, Chapter 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)	✓
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13)	✓
3.4	Adequacy of earthing conductor size (542.3, 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓
3.6	Adequacy of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor connections (411.3.1.2; 543.3.2; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	N/A
4.0	CONSUMER UNIT OR DISTRIBUTION BOARD	
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)	C3
4.5	Enclosure not damaged or 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)	N/A
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)	N/A

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N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	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)
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	✓
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 the consumer unit or 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)	N/A
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/requirements - includes RCBOs (411.3.3; 415.1)	✓
4.20	Confirmation of indication that SPD is functional (651.4)	N/A
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
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)	LIM
5.3	Condition of the insulation of live parts (416.1)	✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) 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 (411.3.1; 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. Extent and limitations) (522.6.202)	LIM
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 Section D. Extent and limitations) (522.6.204)	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA	
*	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓
*	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓
*	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C3
*	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A
*	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
5.14	Band II cables segregated or separated from Band I cables (528.1)	LIM
5.15	Cables segregated or separated from communication cabling (528.2)	LIM
5.16	Cables segregated or separated from non-electrical services (528.3)	✓

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	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)
5.17	**Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)**	
*	Connections soundly made and under no undue strain (526.6)	✓
*	No basic insulation of a conductor visible outside enclosure (526.8)	✓
*	Connections of live conductors adequately enclosed (526.5)	✓
*	Adequately connected at the 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 conductors only (132.14.1, 530.3.2)	✓
6.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	✓
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 or 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 3 m 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)	✓
6.7	Suitability of equipment for installation in a particular zone (701.512.3)	✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓
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

***Special installations or locations present, if any. Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks**

Global insulation resistance testing carried out between neutral and earth bars.
Limitations on insulation resistance tests between live and neutral on some circuits due to permanently connected loads.

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

Notes for the person producing the report

1 The purpose of this Condition 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). It should not be used for the replacement of a consumer unit/ distribution board. 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 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 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 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. It is recommended that a competent person undertakes the necessary remedial work immediately.

11 Any deficiencies with intake equipment should be reported to the person ordering the work

CODES FOR TYPE OF WIRING							
A	B	C	D	E	F	G	Reference Methods are methods of installation for which the current-carrying capacity has been determined by test or calculation
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	