

**SECTION A: DETAILS OF THE CLIENT**

Name	Denise Wright & Matthew Murr	Address	Rivendell Mill Lane Acaster Malbis York YO23 2UL
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**SECTION B: REASON FOR PRODUCING THIS REPORT**

Change of occupancy

Dates on which the inspection and testing was carried out 18 Dec 2022

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

Occupier	-	Address	58 Osbaldwick Lane York YO10 3AX
Description of premises:	Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other <input type="checkbox"/>	-	
Estimated age of the installation	20 years	Evidence of additions/alterations	<input checked="" type="checkbox"/> If yes, estimated age 10 years
Installation records available? (Regulation 651.1)	<input checked="" type="checkbox"/> Date of last inspection	01 Jul 2017	

**SECTION D: EXTENT AND LIMITATIONS OF INSPECTION AND TESTING**

Extent of the installation covered by this report

100% of the installation

Agreed limitations including reasons (see Regulation 653.2). Agreed with: Client

1	Inspection Schedule Item 5.10: Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202).
2	Inspection Schedule Item 5.11: Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204).

Extent of sampling

Full visual with 10% of accessories removed

Operational limitations including the reasons

None

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations) as amended to 2022.

It should be noted that cables concealed within trunking and conduits, under floor, in roof spaces, and generally within the fabric of the building or underground, have NOT been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

**SECTION E: SUMMARY OF THE CONDITION OF THE INSTALLATION**

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

Electrical installation in overall good condition throughout

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.

**SECTION F: RECOMMENDATIONS**

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/we recommend that any observations classified as "Danger present" (code C1) or "Potentially dangerous" (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as "Further investigation required" (code FI). Observations classified as "Improvement recommended" (code C3) should be given due consideration.

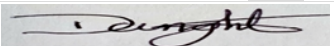
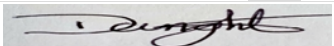
Subject to the necessary remedial action being taken, I/we recommend that the installation be further inspected and tested by 18 Dec 2027

Reason for the choice of time interval to the next inspection of the installation.

Maximum permitted time interval for rental properties

**SECTION G: DECLARATION**

I/we being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations of inspection and testing in section D of this report.

Inspection and tested by:			Report authorised for issue by:		
Name	Daniel Wright		Name	Daniel Wright	
Position	Electrician	Date 18 Dec 2022	Position	Electrician	Date 18 Dec 2022
Signature			Signature		

**Details of the contractor**

Trading title	Dan Wright Electrical Ltd	Enrolment	EPP63096
Address	2 Plantation View Main Street Little Ouseburn York YO26 9TD	Telephone	07961137509

**SECTION H: SCHEDULE**

The following items are part of this document and this report is valid only when they are attached to it:

3	observations.
88	items in the schedule of inspection.
1	schedule(s) of test results for boards with a total of 6 circuits.

**SECTION I: SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS**

Earthing arrangements	Number and Type of Live Conductors		Nature of Supply Parameters		Supply Protective Device	
TN-S <input type="checkbox"/>	<b>AC</b> <input checked="" type="checkbox"/>	<b>DC</b> <input type="checkbox"/>	Nominal voltage U/U <sub>0</sub>	230 / 230.0 V	BS (EN)	1361
TN-C-S <input checked="" type="checkbox"/>	1-phase, 2-wire <input checked="" type="checkbox"/>	2-wire <input type="checkbox"/>	Nominal frequency f *	50.0 Hz	Type	II
TN-C <input type="checkbox"/>	1-phase, 3-wire <input type="checkbox"/>	3-wire <input type="checkbox"/>	Prospective fault current I <sub>pf</sub> **	1.1 kA	Rated current	60.0 A
TT <input type="checkbox"/>	2-phase, 3-wire <input type="checkbox"/>	Other -	External loop impedance Z <sub>e</sub> **	0.21 Ω	Short-circuit capacity	33.0 kA
IT <input type="checkbox"/>	3-phase, 3-wire <input type="checkbox"/>		Maximum demand	100.0 A		
	3-phase, 4-wire <input type="checkbox"/>		Confirmation of supply polarity	YES	Number of supplies	1
			Looped supply	<input type="checkbox"/>		

\* By enquiry  
\*\* By enquiry or measurement

**Other sources of supply**

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**SECTION J: PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT**

Means of Earthing	Details of Installation Earth Electrode (where applicable)	
Distributor's facility <input checked="" type="checkbox"/>	Type	-
Installation earth electrode <input type="checkbox"/>	Location	-
	Resistance to earth	- Ω

**Main Protective Conductors**

Earth Conductor	Material	Copper	csa	16	mm <sup>2</sup>	Continuity verified	PASS	Connection verified	PASS
Main protective bonding conductors (to extraneous-conductive-parts)	Material	Copper	csa	10	mm <sup>2</sup>	Continuity verified	PASS	Connection verified	PASS
To water installation pipes	PASS	To gas installation pipes	PASS	To oil installation pipes	N/A	To structural steel	N/A		
To lightning protection	N/A	To other	N/A	Specify	-				

PASS: the item has passed. FAIL: the item has failed. LIM: there are limitations that apply to the item. N-C: the item is not continuous. N/A: the item is not available.

**Main Switch / Switch-Fuse / Circuit Breaker / RCD**

Location	External Meter Box		If RCD main switch				
BS(EN)	60947-3	Poles	2	Current rating	100.0 A	Rated residual operating current (I <sub>Δn</sub> )	30.0 mA
Supply conductors material	Copper	Fuse/device rating or setting	100 A	Rated time delay	-	ms	
Supply conductors csa	16 mm <sup>2</sup>	Voltage rating	400.0 V	Measured operating time	24.8	ms	

**SECTION K: OBSERVATIONS**

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

No remedial action is required  The following observations are made  (see below):

#		Location	Code
1	Inspection Schedule Item 4.4: Condition of enclosure(s) in terms of fire rating etc (421.1.201: 526.5) is recommended for improvement. Not to current standards	General	C3
2	Inspection Schedule Item 5.1: Identification of conductors (514.3.1) is recommended for improvement. Light switches and smoke alarms	General	C3
3	Inspection Schedule Item 5.18: Condition of accessories including socket-outlets, switches and joint boxes (651.2(v)) is recommended for improvement. pendant in bedroom 2 is missing the lamp holder screw cap	General	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. C3: Improvement recommended.

C2: Potentially dangerous - urgent remedial action required. FI: Further investigation required without delay.

<b>INSPECTION SCHEDULE</b>														
OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable
Item	Description and comment (if any)													Outcome
<b>1.0</b>	<b>INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)</b>													-
-	An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome.													-
1.1	Distributor/supplier intake  <b>Note 1:</b> 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.  <b>Note 2:</b> For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and a comment made in Section K.													PASS
1.1.1	Service cable													PASS
1.1.2	Service head													PASS
1.1.3	Earthing arrangement													PASS
1.1.4	Meter tails													PASS
1.1.5	Metering equipment													PASS
1.1.6	Isolator (where present)													PASS
-	Person ordering work/dutyholder notified													-
1.2	Consumer's isolator (where present)													PASS
1.3	Consumer's meter tails													PASS
<b>2.0</b>	<b>PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)</b>													-
2.1	Presence of adequate arrangements where generator to operate as a switched alternative (551.6)													N/A
2.2	Dedicated earthing arrangement independent of that of the public supply (551.4.3.2.1)													N/A
2.3	Presence of adequate arrangements where generator to operate in parallel with the public supply system (551.7)													N/A
2.4	Correct connection of generator in parallel (551.7.2)													N/A
2.5	Compatibility of characteristics of means of generation (551.7.3)													N/A
2.6	Means to provide automatic disconnection of generator in the event of loss of public supply system or voltage or frequency deviation beyond declared values (551.7.4)													N/A
2.7	Means to prevent connection of generator in the event of loss of public supply system or voltage or frequency deviation beyond declared values (551.7.5)													N/A
2.8	Means to isolate generator from the public supply system (551.7.6)													N/A
<b>3.0</b>	<b>EARTHING/BONDING ARRANGEMENTS (411.3; Chap 54)</b>													-
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)													PASS
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)													N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)													PASS
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)													PASS
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)													PASS
3.6	Confirmation of main protective bonding conductor sizes (544.1)													PASS
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)													PASS
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)													PASS
<b>4.0</b>	<b>CONSUMER UNIT(S)/DISTRIBUTION BOARD(S)</b>													-
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													PASS
4.2	Security of fixing (134.1.1)													PASS

OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable
Item	Description and comment (if any)													Outcome
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)													PASS
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201: 526.5)													C3
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													PASS
4.6	Presence of main linked switch (as required by 462.1.201)													PASS
4.7	Operation of main switch (functional check) (643.10)													PASS
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)													PASS
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													PASS
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)													PASS
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)													PASS
4.12	Presence of other required labelling (please specify) (Section 514)													N/A
4.13	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)													PASS
4.14	Single pole switching or protective devices in line conductor only (132.14.1; 530.3.3)													PASS
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)													PASS
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)													PASS
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)													PASS
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1))													PASS
4.19	Confirmation of indication that SPD is functional (651.4)													PASS
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)													PASS
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)													N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)													N/A
<b>5.0</b>	<b>FINAL CIRCUITS</b>													-
5.1	Identification of conductors (514.3.1)													C3
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)													PASS
5.3	Condition of insulation of live parts (416.1)													PASS
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) <ul style="list-style-type: none"> <li>To include the integrity of conduit and trunking systems (metallic and plastic)</li> </ul>													PASS
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)													PASS
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)													PASS
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)													PASS
5.8	Presence and adequacy of circuit protective conductors (411.3.1: Section 543)													PASS
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)													PASS
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)													LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)													LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA: <ul style="list-style-type: none"> <li>For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)</li> <li>For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)</li> <li>For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)</li> <li>For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)</li> <li>Final circuits supplying luminaires within domestic (household) premises (411.3.4)</li> </ul>													PASS
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)													PASS
5.14	Band II cables segregated/separated from Band I cables (528.1)													PASS

OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable
Item	Description and comment (if any)													Outcome
5.15	Cables segregated/separated from communications cabling (528.2)													PASS
5.16	Cables segregated/separated from non-electrical services (528.3)													PASS
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526) <ul style="list-style-type: none"> <li>• Connections soundly made and under no undue strain (526.6)</li> <li>• No basic insulation of a conductor visible outside enclosure (526.8)</li> <li>• Connections of live conductors adequately enclosed (526.5)</li> <li>• Adequately connected point of entry to enclosure (glands, bushes etc.) (522.8.5)</li> </ul>													PASS
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))													C3
5.19	Suitability of accessories for external influences (512.2)													PASS
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)													PASS
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)													PASS
<b>6.0</b>	<b>LOCATION(S) CONTAINING A BATH OR SHOWER</b>													-
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)													PASS
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)													N/A
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)													N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)													N/A
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)													PASS
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)													PASS
6.7	Suitability of accessories and controlgear etc, for a particular zone (701.512.3)													PASS
6.8	Suitability of current-using equipment for particular position within the location (701.55)													PASS
<b>7.0</b>	<b>OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS</b>													-
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)													N/A
<b>8.0</b>	<b>PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)</b>													-
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.													N/A

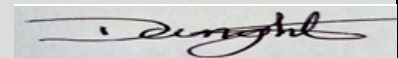
Inspected by:

Name Daniel Wright

Date

18 Dec 2022

Signature



**SCHEDULE OF CIRCUIT DETAILS**

Designation DB1	APPLIES WHEN NOT CONNECTED TO INSTALLATION ORIGIN		SPD Details Type(s) T1 <input type="checkbox"/> : T3 <input type="checkbox"/>	
Location Front Entrance High Level	Supply Origin	Phases 1	Phase sequence confirmed PASS	
Overcurrent protective device for distribution circuit				
BS EN 1361		Rating 60	A	Nominal voltage 230 V
RCD BS EN 61008		Poles 2	Rating 30.0 mA	

**CIRCUIT DETAILS**

Circuit number	Circuit description	Conductor details					Overcurrent protective device					RCD				
		Wiring type	Reference method	Number of points served	Number & size		Maximum permitted disconnection time	BS (EN)	Type	Rating (A)	Short circuit capacity (kA)	Max Z <sub>s</sub> permitted (Ω)	BS (EN)	Type	I <sub>Δn</sub> (mA)	Rating (A)
					Live mm <sup>2</sup>	CPC mm <sup>2</sup>										
1	Kitchen Ring Circuit	A	100	9	2.5	1.5	0.4	60898	B	32	6	1.1	-	-	30.0	-
2	House Ring Circuit	A	100	12	2.5	1.5	0.4	60898	B	32	6	1.1	-	-	30.0	-
3	Security Alarm	A	100	1	2.5	1.5	0.4	60898	B	16	6	2.18	-	-	30.0	-
4	Lighting	A	101	15	1	1	0.4	60898	B	6	6	5.82	-	-	30.0	-
5	Smoke Alarms	A	101	6	1	1	0.4	60898	B	6	6	5.82	-	-	30.0	-
6	Oven & Hob	A	100	2	6	2.5	0.4	60898	B	40	6	0.87	-	-	30.0	-

**CODES FOR TYPES OF WIRING**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>O</b>
Thermoplastic insulated or sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic SWA cables	Thermosetting SWA cables	Mineral insulated cables	Other (please state) .....





**GUIDANCE FOR RECIPIENTS**

**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 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 to 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 an 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 undertake 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 undertake 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.