

ELECTRICAL INSTALLATION CONDITION REPORT

651 - Master



A. Details of the Client/Person Ordering the Report		B. Reason for Producing this Report	
Client:	[Redacted]	Purpose of this report:	To check the condition of the electrical installation
Address:	[Redacted]	Date(s) on which Inspection: and testing was carried out	09/09/2020
C. Details of the Installation which is the Subject of this Report			
Installation:	200	Description of premises:	Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>
Occupier:	N/A	Other:	N/A
Address:	[Redacted] Terrace South	Estimated age of wiring system:	20 yrs
Record of Installation available:	N/A	Evidence of alterations or additions:	N/A
Records held By:	N/A	If yes estimated Age	N/A yrs
		Date of previous inspection:	Not Known
D. Extent and Limitations Inspection and Testing			
Extent of Electrical Installation covered by this report:		Agreed limitations including the reasons (See regulation 653.2)	
The full installation		No loft or concealed cables checked	
Operational Limitations including the reasons (See page No N/A)		Client	
Agreed with name			
Approximately 30%			
This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to July 2018 It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have NOT been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.			
E. Summary of the Condition of the Installation		General condition of the installations (In terms of electrical safety)	
UNSATISFACTORY			
Overall assessment of the installation	Unsatisfactory	*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.	
F. Recommendations			
Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'further investigation required' (code FI). Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken I recommend that the installation is further inspected and tested by 09/09/2025			
G. Declaration			
I, [Redacted], being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by My signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.			
Trading Title and address	[Redacted]	NICEIC Enrolment Number	010400
		Branch No. (If Applicable)	001
Inspected and tested by:			
Name	[Redacted]	Position	Electrician
Signature	[Redacted]	Date	09/09/2020
Report authorised for issue by:			
Name	[Redacted]	Position	Owner
Signature	[Redacted]	Date	10/09/2020
H. Schedule(s)			
The attached schedule(s) are part of this document and this report is valid only when they are attached to it.			
N/A	Schedule(s) of inspection and	N/A	Schedule(s) of test results are attached

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="text" value="N/A"/>	a.c.	<input checked="" type="checkbox"/>		d.c.	<input type="text" value="N/A"/>	Nominal Voltage $U^{(1)}$	<input type="text" value="400"/> V	BS(EN)
TN-C-S <input type="text" value="N/A"/>	1-Phase (2 wire)	<input checked="" type="checkbox"/>	1-Phase (3 wire) <input type="text" value="N/A"/>	2 Wire	<input type="text" value="N/A"/>	Nominal Voltage $U_0^{(1)}$	<input type="text" value="230"/> V	5 - BS 1361 HBC Domestic Type 2
TN-C <input type="text" value="N/A"/>	2-Phase (3 wire)	<input type="text" value="N/A"/>		3 Wire	<input type="text" value="N/A"/>	Nominal frequency $f^{(1)}$	<input type="text" value="50"/> Hz	Type
TT <input checked="" type="checkbox"/>	3-Phase (3 wire)	<input type="text" value="N/A"/>	3-Phase (4 wire) <input type="text" value="N/A"/>	Other	<input type="text" value="N/A"/>	Prospective fault current $I_{pf}^{(2)}$	<input type="text" value="0.03"/> kA	<input type="text" value="2"/>
IT <input type="text" value="N/A"/>	Other	<input type="text" value="N/A"/>				External loop impedance $Z_e^{(2)}$	<input type="text" value="6.99"/> Ω	Nominal current rating <input type="text" value="60"/> A
Confirmation of supply polarity <input checked="" type="checkbox"/>						Number of supplies	<input type="text" value="1"/>	Short circuit capacity <input type="text" value="33"/> kA
						(Note: (1) by enquiry, (2) by enquiry or by measurement)		

J. Particulars of Installation Referred to in the Report

Means of earthing	Details of installation Earth Electrode (where applicable)	
Distributor's facility <input type="text" value="N/A"/>	Type (e.g. rod(s), tape etc.) <input type="text" value="N/A"/>	Location <input type="text" value="N/A"/>
Installation earth electrode <input checked="" type="checkbox"/>	Resistance to Earth <input type="text" value="N/A"/> Ω	Method of measurement <input type="text" value="N/A"/>

Main Protective Conductors

Tick boxes and enter details as applicable

Earthing Conductor	Material <input type="text" value="Copper"/>	csa <input type="text" value="10"/> mm ²	Continuity Verified <input checked="" type="checkbox"/>	Connection Verified <input checked="" type="checkbox"/>
Main protective bonding conductors	Material <input type="text" value="Copper"/>	csa <input type="text" value="6"/> mm ²	Continuity Verified <input checked="" type="checkbox"/>	Connection Verified <input checked="" type="checkbox"/>

Bonding of Incoming Service

Water installation pipes <input checked="" type="checkbox"/>	Gas installation pipes <input checked="" type="checkbox"/>	Structural Steel <input type="text" value="N/A"/>	Lightning protection <input type="text" value="N/A"/>	Maximum Demand (Load)
Oil installation pipes <input type="text" value="N/A"/>	Please State			<input type="text" value="N/A"/> Amps
Other incoming service(s) <input type="text" value="N/A"/>	<input type="text" value="N/A"/>			Protective measure(s) against electric shock
				<input type="text" value="ADS"/>

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

Location	<input type="text" value="Passage"/>		Current rating	<input type="text" value="80"/> A	if RCD main switch Rated residual operation current, $I_{\Delta n}$ <input type="text" value="30"/> mA Rated time delay <input type="text" value="N/A"/> ms RCD Operating time at, $I_{\Delta n}$ <input type="text" value="23"/> ms	
Type BS(EN)	<input type="text" value="BS 61008 RCD"/>	No of poles	<input type="text" value="2"/>	Fuse/Device rating or setting		<input type="text" value="80"/> A
Supply Conductors material	<input type="text" value="Copper"/>	Supply Conductors csa	<input type="text" value="10"/> mm ²	Voltage rating		<input type="text" value="240"/> V

K. Observations

Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.

No remedial action is required. The following observations are made ☒

Item No	Observations	Code
1	No bonding on gas	C2
2	RCD has IP breach	C2
3	Main tails undersized	C2
4	Unable to locate earth rod	C3
5	No main earth	C1
6	--Observations continue on continuation sheet(s)--	C2

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 - Danger present. Risk of injury. Immediate remedial action required	<input type="text" value="1"/>
C2 - Potentially dangerous - urgent remedial action required	<input type="text" value="4"/>
C3 - Improvement recommended	<input type="text" value="2"/>
FI - Further investigation required without delay	<input type="text" value="0"/>

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

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

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome			Comments
1.0	External condition of intake equipment (visual inspection only)													
1.1	Service cable										✓			No
1.2	Service head										✓			No
1.3	Earthing arrangement										✓			No
1.4	Meter tails										✓			No
1.5	Metering equipment										✓			No
1.6	Isolator (where present)										✓			No
2.0	Presence of adequate arrangements for other sources													
2.1	Presence of alternative/additional supply warning notices at the origin of the installation										N/A			No
3.0	Earthing and bonding arrangements													
3.1	Presence and condition of distributor's earthing arrangement										N/A			No
3.2	Presence and condition of earth electrode connection, where appropriate										N/A			No
3.3	Confirmation of earthing conductor size										C1 (see section K)			No
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)										✓			No
3.5	Confirmation of main protective bonding conductor sizes										C2 (see section K)			No
3.6	Condition and accessibility of main protective bonding conductor connections										✓			No
3.7	Condition and accessibility of other protective bonding connections										✓			No
3.8	Provision of earthing and bonding labels at all appropriate locations										✓			No
4.0	Consumer unit(s)/ Distribution board(s)													
4.1	Adequacy of working space/accessibility to consumer unit/ distribution board										✓			No
4.2	Security of fixing										✓			No
4.3	Condition of enclosure(s) in terms of IP rating										C2 (see section K)			No
4.4	Condition of enclosure(s) in terms of fire rating										C3 (see section K)			No
4.5	Enclosure not damaged/deteriorated so as to impair safety										✓			No
4.6	Presence of linked main switch										✓			No
4.7	Operation of main switch(es) (functional check)										✓			No
4.8	Operation of main switch (functional), main switch capable of being secured in the OFF position										✓			No
4.9	Manual operation of circuit breakers and RCDs to prove disconnection (functional check)										✓			No
4.10	Correct identification of circuits and protective devices										✓			No
4.11	Presence of required charts and labels:													
4.11.1	Provision of diagram, chart, table or equivalent forms of information										✓			No
4.11.2	Warning notice of durable material indicating there are live parts which are not capable of being isolated by a single device										✓			No
4.11.3	Periodic inspection notice positioned at or near the origin of the installation										✓			No
4.11.4	Presence of RCD six-monthly test notice at or near consumer unit/distribution board										✓			No
4.11.5	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board										✓			No
4.11.6	Presence of other required labelling provided										✓			No
4.12	Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage,arcing or overheating)										✓			No
4.13	Single-pole switching or protective devices in the line conductors only										✓			No
4.14	Protection against mechanical damage where cables enter consumer unit/ distribution board										✓			No
4.15	Protection against electromagnetic effects where cables enter metallic consumer unit enclosure										N/A			No
4.16	RCDs provided for fault protection - includes RCBOs										✓			No
4.17	RCDs provided for additional protection includes RCBOs										✓			No
4.18	Confirmation of indication that SPD is functional										N/A			No
4.19	Operation/adequacy of AFDD(s) where present										N/A			No
4.20	Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure										✓			No
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply										N/A			No
4.22	Adequate arrangements where a generating set operates in parallel with the public supply										N/A			No

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY CONTINUED

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

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
Item No	Description										Outcome		Comments	
5.0	Distribution/final circuits													
5.1	Identification of conductors										✓	No		
5.2	Cables correctly supported throughout										LIM	No		
5.3	Condition of insulation of live parts										✓	No		
5.4	Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)										✓	No		
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation										✓	No		
5.6	Protective devices, type and rated current are suitable for fault protection										✓	No		
5.7	Presence and adequacy of circuit protective conductors										✓	No		
5.8	Co-ordination between conductors and overload protection devices										✓	No		
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences										✓	No		
5.10	Cables adequately protected against mechanical damage and abrasion										✓	No		
5.11	Provision of additional protection by 30 mA RCD for*:													
5.11.1	- all socket-outlets with a rated current not exceeding 32 A										✓	No		
5.11.2	- mobile equipment not exceeding a rating of 32 A for use outdoors										✓	No		
5.11.3	- cables concealed in walls/partitions at a depth of less than 50 mm										✓	No		
5.11.4	- cables concealed in walls/partitions containing metal parts regardless of depth										✓	No		
5.11.5	- all AC final circuits supplying luminaires within domestic household premises										✓	No		
	*Note: Older installations designed prior to BS 7671:2018 may not have been provided with RCDs for additional protection.													
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects										✓	No		
5.13	Band II cables segregated/separated from Band I cables										LIM	No		
5.14	Cables segregated/separated from communications cabling										LIM	No		
5.15	Cables segregated/separated from non-electrical services										LIM	No		
5.16	Termination of cables at enclosures:													
5.16.1	Connections soundly made and under no undue strain										✓	No		
5.16.2	No basic insulation of a conductor visible outside enclosure										✓	No		
5.16.3	Connection of live conductors adequately enclosed										✓	No		
5.16.4	Adequately connected at point of entry to enclosure										✓	No		
5.17	Condition of accessories including socket-outlets, switches and joint boxes is satisfactory										✓	No		
5.18	Suitability of accessories for external influences										✓	No		
5.19	Adequacy of working space/accessibility to equipment										✓	No		
5.20	Single-pole switching or protective devices in line conductors only										✓	No		
6.0	Isolation and switching													
6.1	In general:													
6.1.1	Presence and condition of appropriate devices										✓	No		
6.1.2	Correct operation verified										✓	No		
6.2	For isolation and switching for mechanical maintenance only:													
6.2.1	Capable of being secured in the OFF position where appropriate										✓	No		
6.2.2	Acceptable location (local/remote)										✓	No		
6.2.3	Clearly identified by position and/or durable marking(s)										✓	No		
6.3	For isolation only:													
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device										✓	No		
7.0	Current-using equipment (permanently connected)													
7.1	Condition of equipment in terms of IP rating										C2 (see section K)	No		
7.2	Equipment does not constitute a fire hazard										C3 (see section K)	No		
7.3	Enclosure not damaged/deteriorated so as to impair safety										✓	No		
7.4	Suitability for the environment and external influences										✓	No		
7.5	Security of fixing										✓	No		
7.6	Cable entry holes in ceiling above luminaires sized or sealed so as to restrict the spread of fire										✓	No		
	List number and location of luminaires inspected in section 9													

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[illegible]

Inspected By	
Name: [Redacted]	Date: 10/09/2020
Signature: [Redacted]	

TO BE COMPLETED IN EVERY CASE

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN
OF THE INSTALLATION

Location of
Distribution
Board

Passage

Distribution board designation

DB 1

Supply to
distribution
board is from:

N/A

No of phases

N/A

Nominal Voltage **N/A** v

N/A

Overcurrent protective device for the distribution circuit

Type BS(EN)

N/A

Rating **N/A** A

N/A

Associated RCD (if any)

BS(EN)

N/A

RCD No of Poles

0

RCD Rating

N/A

mA

[illegible]

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

Observations Continued from Page 2

Item No	Description	Code
6	DB has IP breach	C2
7	DB not fire rated	C3

Code Key

C1 - Danger present. Risk of injury. Immediate remedial action required

C2 - Potentially dangerous - urgent remedial action required

C3 - Improvement recommended

FI - Further investigation required without delay

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

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

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
3. The 'original' Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.
4. Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six-monthly. **For safety reasons it is important that this instruction is followed.**
5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
7. For items classified in Section K as C1 ('Danger present'), **the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in Section K as C2 ('Potentially dangerous'), **the safety of those using the installation may be at risk** and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit/distribution board.