

ELECTRICAL INSTALLATION CONDITION REPORT

A. DETAILS OF THE CLIENT OR PERSON ORDERING THE WORK

Name

Address

B. REASON FOR PRODUCING THIS REPORT

Date(s) on which the inspection and testing was carried out:

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

Occupier

Address

Description of premises: Domestic Commercial Industrial Other, please specify:

Estimated age of the wiring system years. Evidence of additions or alterations Yes No Not Apparent

Installation records available? Yes No Date of last inspection If yes, estimated age years.

D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

Agreed limitations including the reasons, see Regulation 634.2

Limitations agreed with Optional limitations, including the reasons, on page

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2008 as amended to

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.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

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

*An unsatisfactory assessment indicates that dangerous and/or potentially dangerous conditions have been identified.

Alternative source of supply (as detailed on attached schedule)

ELECTRICAL INSTALLATION CONDITION REPORT

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 'Requiring further investigation' 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

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 in section D of this report.

INSPECTED AND TESTED BY:

Name (CAPITALS)

Signature

Position

Date

REPORT AUTHORISED FOR ISSUE BY:

Name (CAPITALS)

Signature

Position

Date

H. SCHEDULES

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

I. SUPPLY CHARACTERISCS AND EARTHING ARRANGEMENTS

System Type	Number and type of live conductors	Nature of Supply Parameters	Characteristics of primary overcurrent protective device
<input type="checkbox"/> TN-S	<input type="checkbox"/> A.C. <input type="checkbox"/> D.C.	Nominal voltage $U_{(1)}$ <input type="text"/> Volts	BS (EN) <input type="text"/>
<input type="checkbox"/> TN-C-S	<input type="checkbox"/> 1 phase (2 wire) <input type="checkbox"/> 2 pole	Nominal frequency $f_{(1)}$ <input type="text"/> Hz	Type <input type="text"/>
<input type="checkbox"/> TT	<input type="checkbox"/> 2 phase (3 wire) <input type="checkbox"/> 1 phase (3 wire) <input type="checkbox"/> 3 pole	PFC $I_{pf(1,2)}$ <input type="text"/> kA	Rated current <input type="text"/>
	<input type="checkbox"/> 3 phase (3 wire) <input type="checkbox"/> 3 phase (4 wire) <input type="checkbox"/> Other	Earth fault loop impedance $Z_{e(1,2)}$ <input type="text"/> Ω	Short circuit capacity <input type="text"/>

J. PARTICULARS OF THE INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing Distributors facility Type Electrode resistance R_{Δ} Ω

Installation earth electrode Location of the earth electrode

K. MAIN PROTECTIVE CONDUCTORS

Earthing Conductor	Main protective bonding conductors	Bonding of extraneous conductive parts
Conductor Material <input type="text"/>	Conductor Material <input type="text"/>	<input type="checkbox"/> Water <input type="checkbox"/> Structural steel
Conductor csa <input type="text"/>	Conductor csa <input type="text"/>	<input type="checkbox"/> Gas <input type="checkbox"/> Other
<input type="checkbox"/> Continuity Check (✓)	<input type="checkbox"/> Continuity Check (✓)	<input type="checkbox"/> Oil

L. MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD

Type BS (EN) <input type="text"/>	Voltage rating <input type="text"/>
No. of poles <input type="text"/>	Rated current I_n <input type="text"/>
Supply Conductor <input type="text"/>	RCD Operating Current <input type="text"/>
Conductor csa <input type="text"/>	RCD Operating Time <input type="text"/>

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M. 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*

No remedial action is required

The following observations are made

Additional observation pages

Page number(s)

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

ELECTRICAL INSTALLATION CONDITION REPORT

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

TO BE COMPLETED IN EVERY CASE	TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION
Location of the distribution board Distribution board designation <input type="checkbox"/> Phase rotation confirmed (where applicable)	Supply to the board is from No. of phases Nominal voltage Associated RCD (if any) BS (EN) Overcurrent protective device for the distribution board Type BS (EN) Rating RCD No. of poles IΔn

CIRCUIT DETAILS

Circuit number and phase	Circuit description	Type of wiring (see code below)	Reference method	Number of points served	Circuit conductors csa		Maximum permitted disconnection time	Overcurrent protective device(s)					RCD	Max. Zs permitted by BS 7671
					Line	cpc		BS (EN)	Type	Rating	Short circuit capacity	Operating current IΔn		
					mm2	mm2		S	A	kA	mA	Ω		

CODES FOR TYPE OF WIRING

A	B	C	D	E	F	G	H	O (other) please specify
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	MICC	

ELECTRICAL INSTALLATION CONDITION REPORT

SCHEDULE OF TEST RESULTS FOR THE INSTALLATION

TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION				Test instruments used			
<input type="checkbox"/>	Confirmation of supply polarity	Operating time of associated RCD (if any)		Earth fault loop impedance <input type="checkbox"/>	RCD <input type="checkbox"/>		
Zs <input type="checkbox"/>		At IΔn <input type="checkbox"/>		Insulation resistance <input type="checkbox"/>	MFT <input type="checkbox"/>		
lpf <input type="checkbox"/>		At 5Δn <input type="checkbox"/>		Continuity <input type="checkbox"/>	Other <input type="checkbox"/>		

TEST RESULTS

Circuit number and phase	Circuit impedances (Ω)					Insulation resistance				Zs Ω	Polarity ✓	RCD Operating times	
	Ring final circuits only (measured end to end)			All circuits (at least 1 column to be completed)		Live/Live	Live/Neutral	Live/Earth	Neutral/Earth			At IΔn	At 5Δn
	r1	r2	rn	R1 + R2	R2	MΩ	MΩ	MΩ	MΩ	mS	mS		

TESTED BY:	Signature	<input type="text"/>	Name (CAPITALS)	<input type="text"/>
			Date of Testing	<input type="text"/>

ELECTRICAL INSTALLATION CONDITION REPORT

N. INSPECTION SCHEDULE FOR A SINGLE DISTRIBUTION BOARD INSTALLATION

OUTCOMES	Acceptable condition <input checked="" type="checkbox"/>	Unacceptable condition state C1 or C2	Improvement recommended state C3	Not Verified NV	Limitation LIM	Not Applicable NA
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ITEM	DESCRIPTION	OUTCOME	Further investigation required?
1.0	CONDITION AND ADEQUACY OF DISTRIBUTORS OR SUPPLY INTAKE		
1.1	Service cable		
1.2	Service cutout/fuse		
1.3	Meter tails - distributor		
1.4	Meter tails - consumer		
1.5	Metering equipment		
1.6	Isolator		

2.0	Presence of adequate arrangements for secondary or alternative sources such as microgeneration (551.6, 551.7)		
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3.0	EARTHING AND BONDING ARRANGEMENTS (411.3, Chapter 54)		
3.1	Presence of distributors earthing arrangement (542.1.2, 542.1.3)		
3.2	Presence of earth electrode where applicable (542.1.4)		
3.3	Provision of earthing or bonding labels at all appropriate locations (514.13)		
3.4	Adequacy of earthing conductor size (542.3, 543.1.1)		
3.5	Accessibility of earthing conductor connections (543.3.3)		
3.6	Adequacy of main protective bonding conductor sizes (544.1)		
3.7	Adequacy of main protective bonding conductor connections (544.1.2, 543.3.3)		
3.8	Accessibility of all protective bonding connections (543.3.3)		

4.0	CONSUMER UNIT OR DISTRIBUTION BOARD		
4.1	Adequacy of working space or accessibility to the consumer unit or distribution board (132.1.2, 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 (526.5)		
4.5	Enclosure not damaged or deteriorated so as to impair safety (621.2 iii)		
4.6	Presence of linked main switch as required by 537.1.2, 537.1.4		
4.7	Operation of main switch - functional check (612.13.2)		
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (537.2.2.2)		
4.9	Presence of schedule of circuit details at or near the consumer unit or distribution board (514.9.1)		
4.10	Presence of RCD retest notice at or near the consumer unit or distribution board (514.12.2)		
4.11	Presence of mixed cable colour warning notice at or near the consumer unit or distribution board (514.14)		
4.12	Presence of dual supply warning notice at or near the consumer unit (514.15)		
4.13	Presence of other required labelling - specify below (514)		

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ELECTRICAL INSTALLATION CONDITION REPORT

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ITEM	DESCRIPTION	OUTCOME	Further investigation required?
4.14	Examination of protective device(s) and base(s), correct type and rating with no signs of thermal damage, arcing or overloading (421.3)		
4.15	Single pole protective devices in line conductor only (530.3.2)		
4.16	Protection against mechanical damage where cables enter the consumer unit or distribution board (522.8.1, 522.8.11)		
4.17	Protection against electromagnetic effects where cables enter the consumer unit, distribution board or enclosures (521.5.2)		
4.18	RCD(s) provided for fault protection, including RCBOs (414.4, 414.5, Section 531)		
4.19	Operation of RCD provided for fault protection - functional check (612.8.1, 612.13.2)		
4.20	Selection of RCD(s) provided for additional protection including RCBOs (411.3.3, 415.1)		
4.21	Operation of RCD(s) provided for additional protection (612.10, 612.13.2)		

5.0	FINAL CIRCUITS		
5.1	Identification of conductors (514.3.1)		
5.2	Cables correctly supported throughout their run		
5.3	Condition of the insulation of live parts (416.1)		
5.4	Non-sheathed cables protected by enclosure in conduit, trunking or ducting (521.10.1)		
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of the installation (Ch 51, 52)		
5.6	Adequacy of protective devices, type and rated current for fault protection (411.3)		
5.7	Presence and adequacy of of circuit protection conductors (411.3.1.1, section 543.1)		
5.8	Co-ordination between conductors and overload protective devices (533.2.1, section 433)		
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 of this report (extent and limitations) (522.6.6)		
5.11	Concealed cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected against mechanical damage from screws or nails and the like - see section D of this report (extent and limitations) (522.6.6, 522.6.8)		
5.12	Provision of additional protection by a 30mA RCD:		
	• for all socket outlets of a rating of 20 A or less provided for use by ordinary persons unless exempt (411.3.3)		
	• used to supply mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)		
	• for cables concealed in walls or partitions (522.6.7, 522.6.8)		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)		
5.14	Band II cables segregated or separated from Band I cables (528.1)		
5.15	Cables segregated or separated from communication cabling (528.2)		
5.16	Cables segregated or separated from non-electrical services (528.3)		

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OUTCOMES	Acceptable condition <input checked="" type="checkbox"/>	Unacceptable condition state C1 or C2	Improvement recommended state C3	Not Verified NV	Limitation LIM	Not Applicable NA
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ITEM	DESCRIPTION	OUTCOME	Further investigation required?
5.17	Termination of cables at enclosures - identify numbers and locations of items inspected (section D 526):		
•	connections under no undue strain (526.6)		
•	no basic insulation of a conductor visible outside of the enclosure (526.9)		
•	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 (134.1.1, 621.2 (iv))		
5.19	Suitability of accessories for external influences (section 522)		

6.0	LOCATIONS CONTAINING A BATH, SHOWER OR SAUNA	OUTCOME	Further investigation required?
6.1	Additional protection for all circuits by a 30mA RCD (not applicable if designed pre BS 7671:2008) (701.411.3.3)		
6.2	Where used as a protective measure, the requirements for SELV or PELV have been met (701.414.4.5)		
6.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535 (701.512.3)		
6.4	Presence of supplementary bonding conductors unless not required by BS 7671:2008 (701.415.2)		
6.5	Suitability of equipment for external influences for the installed location in terms of IP rating (701.512.2)		
6.6	Suitability of equipment for installation in a particular zone (701.512.3)		
6.7	Suitability of current using equipment for a particular position within the location (701.55)		
6.8	Electric floor heating has integral earthed metallic sheath or it is placed in or under an earthed metallic enclosure or mesh (701.753)		

7.0	LUMINAIRES	OUTCOME	Further investigation required?
7.1	Cable entry holes in ceilings above luminaires are sized or sealed so as to restrict the spread of fire. List the number and location of luminaires inspected in Section P which is on a separate page		
7.2	Recessed luminaires (downlighters)		
•	correct type of lamp fitted		
•	installed to minimise build up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1)		
•	no signs of overheating to surrounding building fabric (559.5.1)		
•	no signs of overheating to conductors or terminations		

CONDITION REPORT. GUIDANCE FOR RECIPIENTS.

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

This Report form is for reporting on the condition of an existing electrical installation.

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). The report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section M).
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 residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested quarterly. **For safety reasons it is important that these instructions are 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 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 M as C1 ("Danger Present"), **the safety of those using the installation is at risk**, and it is recommended that a competent person undertakes the necessary remedial work immediately.
8. For items classified in Section M as C2 ("Potentially Dangerous"), **the safety of those using the installation may be at risk** and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section M that an observation requires further investigation the inspection has revealed an apparent deficiency which 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).
10. For safety reasons, the electrical installation will need to be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label near to the consumer unit or distribution board.

CONDITION REPORT. Notes for the person producing the report:

1. This Report should only be used for the reporting on the condition of an existing electrical installation.
2. The Report, normally comprising at least six pages, should include schedules of both the inspection and the test results. Additional pages may be necessary for other than a simple installation. The number of each page should be indicated, together with the total number of pages involved.
3. The reason for producing this Report, such as change of occupancy or landlord's periodic maintenance, should be identified in Section B.
4. The maximum prospective fault current (I_{pf}) recorded should be the greater of either the short-circuit current or the earth fault current.
5. Those elements of the installation that are covered by the Report and those that are not should be identified in Section D (Extent and Limitations). These aspects should have been agreed with the person ordering the report and other interested parties before the inspection and testing is carried out. Any operational limitations, such as inability to gain access to parts of the installation or an item of equipment, should also be recorded in Section D.
6. The summary of condition of the installation in terms of safety should be clearly indicated in Section E. Observation(s), if any, should be categorised in Section M using the coding C1 to C3 as appropriate. Any observation given a C1 or C2 classification should result in the overall condition of the installation being reported as unsatisfactory.
7. Where an installation has an alternative source of supply a further schedule of supply characteristics and earthing details based upon Section I of this report should be provided.
8. Where an observation requires further investigation because the inspection has revealed an apparent deficiency which could not, owing to the extent or limitations of this inspection, be fully identified, this should be indicated in the column headed "Further investigation required" within Section M.
9. The date by which the next electrical installation condition report is required should be given in Section F. The interval between inspections should take into account the type and usage of the installation and its overall condition.
10. If the space available for observations in Section M is insufficient, additional pages should be provided as necessary.
11. Wherever practicable, items classified as 'Danger present' (C1) should be made safe on discovery. Where this is not practical the owner or user should be given written notification as a matter of urgency.