

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Installer's Reference Number

IRN/

A. DETAILS OF THE CLIENT

Client: Paris Dillon Residential

Address: 39 Erleigh Road
Reading
Berkshire

Postcode: RG1 5NB

B. PURPOSE OF THE REPORT

Purpose
for which
this
report is
required:
Landlord ReportDate(s) on which inspection
and testing were carried out: 21/02/2017 -- 21/02/2017

C. DETAILS OF THE INSTALLATION

Occupier: Rental

Address: 51 Erleigh Road (Basement)
Reading
Berkshire

Postcode: RG1 5NB

Estimated age of the
electrical installation: 35 years
Evidence of alterations
or additions: yes
If yes
estimated
age: N/A yearsDate of previous
inspection: Unknown
Electrical Installation Certificate No or previous
Periodic Inspection or Condition Report No: No records availableRecords of installation
available: no
Records held by:

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Registered Domestic Installer responsible for issuing it. (See declaration on page 2)

This report is based on the model forms shown in Appendix 6 of BS 7671.

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Issued in accordance with British Standard 7671 - Requirements for Electrical Installations by an ELECSA Registered Domestic Installer,
Certsure LLP, Mansfield Business Centre, Ashfield Avenue, Mansfield NG18 2AE.

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE
INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

Visual inspection to distributor's equipment and electric meter, inspection and test of consumer Unit with
the exception of central heating and its controls, wiring in ceilings/Floor and other inaccessible
areas/PAT testing/No dismantling of fixed appliances.

Agreed limitations including the reasons, if any, on the inspection and testing:

Insulation resistance performed between L/N TO E for some circuits to safe disconnecting equipment. Zs
test at some outlet as others not accessible. No dismantling or lifting of floor boards/carpets/Flooring etc.

Agreed with: Landlord

Operational limitations including the reasons (see page No.)

Cases plus fittings/Enclosures concealed under floor/wall unable to inspect

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and
conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building
or underground, have not been visually 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):
- SatisfactorySummary of the condition of the installation continued on additional pages? No ☒ Yes ☐ Specify page No(s):
Overall assessment
of the installation: **SATISFACTORY** / **DELETE**

Delete as appropriate

* An 'Unsatisfactory' assessment indicates that dangerous
(CODE C1) and/or potentially dangerous (CODE C2) conditions
have been identified, or that further investigation without
delay (R1) is requiredPlease see the 'Notes for Recipients'
on the reverse of this page.

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should have been given for each recorded observation.

Classification code C1 (*Danger present*)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The ELECSA Registered Domestic Installer issuing this report will be able to provide further advice.

Classification code C2 (*Potentially dangerous*)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, urgent remedial action is required to remove potential danger. The ELECSA Registered Domestic Installer issuing this report will be able to provide further advice.

Classification code C3 (*Improvement recommended*)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The ELECSA Registered Domestic Installer issuing this report will be able to provide further advice.

It is important to note that the recommendation given at Section I of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Code FI (*Further investigation required without delay*)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'FI' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated further investigation required without delay (FI) the overall assessment of the installation (Section E) should be marked as unsatisfactory.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the ELECSA Registered Domestic Installer issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide entitled *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*. The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:

There are no items adversely affecting electrical safety ☒ or The following observations and recommendations for action are made

Item No	Observations	Code†
1		

Code†

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 on page 1 (see C), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see F) and the attached schedules (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see D).

I/We further declare that in my/our judgement, the overall

assessment of the installation in terms of its suitability for continued

use is **SATISFACTORY** *Delete as appropriate*

(see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (FI) is required

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: 
 Name: S SINGH
 (CAPITALS)
 Position: Electrician Engineer
 Date: 21/02/2017

REPORT REVIEWED AND CONFIRMED BY:

Signature: 
 Name: S SINGH
 (CAPITALS)
 (Registered Qualified Supervisor for the ELECSA Registered Domestic Installer at J)
 Date: 21/02/2017

H. SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections:	Page(s) No 4, 5, 6
Additional pages, including data sheets for additional source(s):	Page No(s)
Schedule of Circuit Details for the Installation:	Page No(s) 7, 8
Schedule of Test Results for the Installation:	Page No(s) 7, 8

The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

Please see the 'Guidance for Recipients on the Classification codes' on the reverse of this page.

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

I. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:

5 years

(Enter interval in terms of years or months, as appropriate)

provided that any items of F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or F1 (further investigation required without delay) are remedied or investigated respectively as a matter of urgency, items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type(s)	Number and type of live conductors
TNS	✓
TN-C-S	a.c. 1-phase (2-wire) ✓
TT	N/A 2-phase (3-wire) 3-phase (4-wire) N/A 1-phase (3-wire) 3-phase (4-wire)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing		Type: (eg rod(s), tapes etc)	Type: Electrode resistance, R_A :
Distributor's facility: ✓	N/A		
Installation earth electrode:	N/A		

Main Switch/Switch-Fuse/Circuit-Breaker/RCD			
Type BS(EN)	BS EN 60947-3 Isolator	Voltage rating	230 V
No of poles	2	Rated current, I_n	100 A
Primary supply conductors (material)	copper	RCD operating current, $I_{\Delta n}$ *	N/A mA
Primary supply conductors (csa)	25	Rated time delay	N/A ms
		RCD operating time (at $I_{\Delta n}$ *)	N/A ms

* (applicable only where an RCD is suitable and is used as a main circuit-breaker)

² (applicable only where an RCD is suitable and is used as a main circuit-breaker)

Details of installation earth electrode (where applicable)

(2)	Method of measurement:	N/A
	Location:	N/A

Earthing and protective bonding conductors

Earthing conductor		Main protective bonding conductors		Bonding of extraneous-conductive-parts (✓)		
Conductor material	copper	Conductor material	copper	Water installation pipes	✓	Lightning protection
Conductor csa	16	Conductor csa	10	Oil installation pipes	N/A	Structural steel
continuity verified	✓	Connection/continuity verified	✓	Gas installation pipes	✓	Other (Specify)
	(✓)					

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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome*	Location reference	Item Description	Outcome*	Location reference
1.0 Condition/adequacy of distributor/supply intake equipment†			4.0 Consumer units†		
1.1 Service cable	✓		4.1 Adequacy of working space or access to consumer unit	✓	
1.2 Service head	✓		4.2 Security of fixing	✓	
1.3 Distributor's earthing arrangement	✓		4.3 Condition of enclosure(s) in terms of IP rating	✓	
1.4 Meter tails - Distributor/Consumer	✓		4.4 Condition of enclosure(s) in terms of fire rating	✓	
1.5 Metering equipment	✓		4.5 Enclosure not damaged/deteriorated so as to impair safety	✓	
1.6 Means of main isolation (where present)	N/A		4.6 Presence of linked main switch	✓	
2.0 Presence of adequate arrangements for other sources (microgenerators etc)			4.7 Operation of main switch (functional check)	✓	
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A		4.8 Operation of circuit-breakers and RCDs to prove disconnection (functional check)	✓	
2.2 Adequate arrangements where a generating set operates in parallel with the public supply	N/A		4.9 Correct identification of circuits and protective devices	✓	
3.0 Earthing and bonding arrangements			4.10 Presence of RCD test notice at or near consumer unit	✓	
3.1 Presence and condition of distributor's earthing arrangement	✓		4.11 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	✓	
3.2 Presence and condition of earth electrode connection	N/A		4.12 Presence of alternative or additional supply warning notice at or near consumer unit	✓	
3.3 Confirmation of adequate earthing conductor size	✓		4.13 Presence of replacement next inspection recommendation label	✓	
3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	✓		4.14 Presence of other required labelling (please specify)	✓	
3.5 Confirmation of adequate main protective bonding conductor sizes	✓		4.15 Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✓	
3.6 Accessibility and condition of main protective bonding conductor connections	✓		4.16 Single-pole switching or protective devices in the line conductors only	✓	
3.7 Accessibility and condition of other protective bonding connections	✓		4.17 Protection against mechanical damage where cables enter consumer unit	✓	
3.8 Provision of earthing and bonding labels at all appropriate locations	✓				

† Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.

* All boxes must be completed.

'✓' indicates Acceptable condition
'N/A' indicates a Limitation

'N/A' indicates Not applicable
Unacceptable condition state C1 or C2
Improvement recommended state C3

Further investigation required without delay state F1
(to determine whether danger or potential danger exists)

Provide additional comment where appropriate on attached numbered sheets.
C1, C2, C3 and F1 coded items to be recorded in Section F of the report.
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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome*	Location reference	Item Description	Outcome*	Location reference
4.18 Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	✓		incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations)	N/A	
4.19 RCDs provided for fault protection – includes RCBOs	✓		5.11 Provision of additional protection by RCD not exceeding 30 mA	✓	
4.20 RCDs provided for additional protection – includes RCBOs	✓		† for all socket-outlets of rating 20 A or less	✓	
4.21 Confirmation of indication that SPD is functional	N/A		† for mobile equipment not exceeding a rating of 32A for use outdoors	✓	
4.22 Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓		† for cables installed in walls or partitions at a depth of less than 50 mm	✓	
5.0 Distribution/final circuits			† for cables installed in walls / partitions containing metal parts regardless of depth	✓	
5.1 Identification of conductors	✓		5.12 Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
5.2 Cables correctly supported throughout their length	✓		5.13 Band II cables segregated/separated from Band I cables	N/A	
5.3 Condition of insulation of live parts	✓		5.14 Cables segregated/separated from communications cabling	N/A	
5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)	✓		5.15 Cables segregated/separated from non-electrical services	N/A	
5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓		5.16 Termination of cables at enclosures (extent of sampling indicated in Section D of the report)		
5.6 Adequacy of protective devices; type and rated current for fault protection	✓		connections soundly made and under no undue strain	✓	
5.7 Presence and adequacy of circuit protective conductors	✓		no basic insulation of a conductor visible outside enclosures	✓	
5.8 Co-ordination between conductors and overload protective devices	✓		connections of live conductors adequately enclosed	✓	
5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences	✓		adequately connected at point of entry to enclosure (glands, bushes etc.)	✓	
5.10 Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage			5.17 Condition of accessories including socket-outlets, switches and joint boxes	✓	
installed in prescribed zones (see Section D. Extent and limitations)	N/A		5.18 Suitability of accessories for external influences	✓	

* All boxes must be completed.
 ✓ indicates Acceptable condition
 'LIM' indicates a Limitation
 N/A indicates Not applicable
 Unacceptable condition state C1 or C2
 Improvement recommended state C3

Further investigation required without delay state F1
 (to determine whether danger or potential danger exists)

† Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection

Outcome
 Provide additional comment where appropriate on attached numbered sheets
 C1, C2, C3 and F1 coded items to be recorded in Section F of the report

SEVENTHS

[illegible]

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Location reference	Item	Description	Outcome*	Location reference
5.19	Adequacy of working space / accessibility to equipment	✓		7.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire <i>List number and location of luminaires inspected. (Separate page)</i>	N/A	
5.20	Single-pole devices for switching or protection in line conductors only	✓		7.7	Recessed luminaires (downlighters)		
6.0	Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)				- correct type of lamps fitted - installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar - no signs of overheating to surrounding building fabric - no signs of overheating to conductors/terminations	N/A	
6.1	In general					N/A	
	- presence and condition of appropriate devices - correct operation verified	✓				N/A	
6.2	For isolation and switching for mechanical maintenance only					N/A	
	- capable of being secured in the OFF position where appropriate - acceptable location – state if local or remote from equipment being controlled where appropriate - clearly identified by position and/or durable marking(s)	N/A		8.0	Location(s) containing a bath or shower		
6.3	For isolation only			8.1	Additional protection by RCD not exceeding 30 mA		
	warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	N/A			- for low voltage circuits serving the location - for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	✓	
7.0	Current-using equipment (Permanently connected)			8.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A	
7.1	Condition of equipment in terms of IP rating	✓		8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	N/A	
7.2	Equipment does not constitute a fire hazard	✓		8.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A	
7.3	Enclosure not damaged/deteriorated so as to impair safety	✓		8.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A	
7.4	Suitability for the environment and external influences	✓		8.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓	
7.5	Security of fixing	✓		8.7	Suitability of equipment for installation in a particular zone	N/A	
				9.0	Other special installations or locations - Part 7s		
				9.1	List all other special installations or locations present, if any. (Record the results of particular inspection applied separately).	N/A	

* All boxes must be completed.

✓ indicates Acceptable condition

LIM indicates a Limitation

N/A indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required without delay state FI

(to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on attached numbered sheets C1, C2, C3 and FI coded items to be recorded in Section F of the report.

NOTES FOR RECIPIENT

THIS DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service (see Section E and G). This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see Section F), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates residual current devices (RCDs), there should be a notice at or near the consumer unit stating that they should be tested quarterly. **FOR SAFETY REASONS, IT IS IMPORTANT THAT YOU CARRY OUT THE TEST REGULARLY.**

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 should be carried out is stated in Section I of this report. There should also be a notice at or near the consumer unit indicating when the next inspection of the installation is due. ELECSEA* recommends that you engage the services of a Registered Domestic Installer for the inspection.

This report has been issued in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) – Requirements for Electrical Installations.

Only an ELECSEA Registered Domestic Installer is authorised to issue this ELECSEA Domestic Electrical Installation Condition Report form.

You should have received the report marked 'Original' and the Registered Domestic Installer should have retained the report marked 'Duplicate'.

The report consists of at least seven numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one consumer unit or more circuits than can be recorded on Page 7, one or more additional *Schedules of Circuit Details and Test Results for the Installation* should form part of the report. The report is invalid if any of the pages identified in Section H are missing. The report has a printed seven-digit serial number, which is traceable to the ELECSEA Registered Domestic Installer to which it was supplied by ELECSEA.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing domestic electrical installation. The report should identify, so far as is reasonably practicable and having regard to the extent and limitations recorded in Section D, any damage, deterioration, defects, dangerous conditions and any non-compliances with the requirements of the national standard for the safety of electrical installations which may give rise to danger, together with any items for which improvement is recommended.

The report should not have been issued to certify that new electrical installation work complies with the

requirements of the national safety standard. An 'Electrical Installation Certificate', a 'Domestic Electrical Installation Certificate' or a 'Minor Electrical Installation Works Certificate' (as appropriate) should be issued for the certification of new installation work.

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.

Some operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in Section D.

It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration of the overall condition of the installation should have been given by the inspector in Section G of the report. The declaration must reflect the statement given in Section E, which summarises the observations and recommendations made in Section F. Where one or more observations have been made in Section F, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation as code 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.

Where the inspector has indicated an observation as code 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.

Where the inspector has indicated further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, the number of sources should have been recorded in Section K *Supply Characteristics and Earthing Arrangements* on page 3 of the report, and the *Schedule of Test Results* compiled accordingly.

Where inadequacies in the electricity distributor's or supplier's equipment have been observed (Section 1 of the *Schedule of Inspections*), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the ELECSEA Registered Domestic Installer. If the concerns remain unresolved, the person ordering this report may make a formal complaint to ELECSEA, for which purpose a complaint form is available on request.

The complaints procedure offered by ELECSEA is subject to certain terms and conditions, full details of which are available upon application. ELECSEA does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

* ELECSEA is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. ELECSEA maintains and publishes a register of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).

For further information about electrical safety
and how ELECSEA can help you, visit www.elecsa.co.uk

Continued on the reverse of page 3

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with British Standard 7671 - Requirements for Electrical Installations by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 3ZJ

A. DETAILS OF THE CLIENT

Client: **PHILIP DRIVEN RESIDENTIAL**
Address: **39 ERLIGHT ROAD, READING**
Postcode: **RG1 5NB**

B. PURPOSE OF THE REPORT

Purpose for which this report is required: **TENANCY**
Date(s) on which inspection and testing were carried out: **14.3.2013**

C. DETAILS OF THE INSTALLATION

Occupier:
Address: **BASEMENT FLAT, 51 ERLIGHT ROAD, READING**
Postcode: **RG1 5NB**
Estimated age of the electrical installation: **10** years
Evidence of alterations or additions: **YES**
If yes, estimated age: **1** years
Date of previous inspection: **N/A**
Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No:
Records of installation available: **YES**
Records held by:

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:
ALL FIXED WIRING FOR POWER AND LIGHTING
Agreed limitations including the reasons, if any, on the inspection and testing:
100% INSPECTION & TEST OF ACCESSORIES
100% INSPECTION & TEST OF SUBTERRANEAN
Operational limitations including the reasons (see page No.):
CLIENT
CABLES CONCEALED IN WALLS AND FLOORS
ETC. NOT INSPECTED.

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

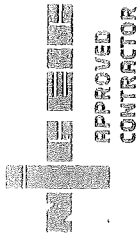
General condition of the installation (in terms of electrical safety):

THE INSTALLATION GENERALLY IS IN GOOD WORKING CONDITION

Summary of the condition of the installation continued on additional pages? No Yes Specify page No(s):

Overall assessment of the installation: **SATISFACTORY / ~~UNSATISFACTORY~~** (Delete as appropriate)

An 'Unsatisfactory' assessment indicates that dangerous and/or potentially dangerous conditions have been identified



APPROVED
CONTRACTOR

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

This report is not valid
if the serial number has
been defaced or altered

DPN5/

Original (To the person ordering the work)

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:

There are no items adversely affecting electrical safety ☒ or The following observations and recommendations for action are made

Item No	Observations	Classification code †	Further investigation required (Y or ✓)
---------	--------------	-----------------------	---

1

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 on page 1 (see C), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see F) and the attached schedules (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see D).

I/We further declare that in my/our judgement, the said installation was overall in **SATISFACTORY / ~~UNSATISFACTORY~~***

condition (see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

*Delete as appropriate

INSPECTION, TESTING AND ASSESSMENT BY:

Signature:

Name: (CAPITALS) J. S. DILLON

Position: PD14

Date: 14-3-2013

REPORT REVIEWED AND CONFIRMED BY:

Signature:

Name: (CAPITALS) J. S. DILLON

Date: 14-3-2013

(Registered Qualified Supervisor for the Approved Contractor at J)

H. SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections: Page(s) No 4, 5, 6

Additional pages, including data sheets for additional source(s): Page No(s)

Schedule of Circuit Details for the Installation: Page No(s) 7

Schedule of Test Results for the Installation: Page No(s) 7

The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

Additional pages? No ☒ Yes ☐ Specify page No(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:

Code C1 'Danger present'. Risk of injury. Immediate remedial action required.

Code C2 'Potentially dangerous'. Urgent remedial action required.

Code C3 'Improvement recommended'.

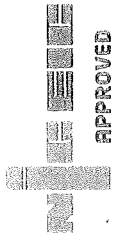
Please see the reverse of this page for guidance regarding the Classification codes.

Immediate remedial action required for items:

Urgent remedial action required for items:

Further investigation required for items:

Improvement recommended for items:



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

I. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:

5 YEARS.

(Enter interval in terms of years or months, as appropriate)

provided that any items at F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title:

HASTECC

Address:

1 BUCKLAND AVENUE
SWEAT
BELLIS

Telephone number: 07939174988

Email address:

Enrolment number:
(Essential information)



029867

Branch number:
(if applicable)

000

Postcode: SL3 7PJ

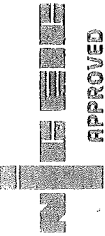
K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type(s)	Number and type of live conductors			Nature of supply parameters			Characteristics of primary supply overcurrent protective device(s)		
	a.c.	1-phase (2-wire)	1-phase (3-wire)	Other (please state)	Nominal voltage(s) U_{0n}	U_0 V	BS(EN)	Type	Rated current
TNS	✓	✓	✓		230 V		36-1	II 5	100 A
TN-C-S					50 Hz				Short-circuit capacity
TT					Prospective fault current, $I_{pf}^{(2000)}$ kA				Confirmation of supply polarity
					External earth fault loop impedance, Z_g Ω				

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing		Details of installation earth electrode (where applicable)	
Distributor's facility:	✓	Type: (eg rods(s), tapes etc)	Location:
Installation earth electrode:		Electrode resistance, R_A (Ω)	Method of measurement:
Main switch or circuit-breaker			
Type BS(EN)	60247-2	Voltage rating	240 V
No of poles	2	Rated current, I_n	100 A
Primary supply conductors (material)	Copper	RCD operating current, $I_{\Delta n}$	30 mA
Primary supply conductors (CSA)	25 mm ²	Rated time delay	ms
		RCD operating time (at $I_{\Delta n}$)	200 ms
Earthing and protective bonding conductors			
Main protective bonding conductors		Bonding of extraneous-conductive-parts (✓)	
Conductor material	Copper	Water service	✓
Conductor CSA	16 mm ²	Oil service	
Connection/continuity verified	✓	Lightning protection	
		Gas service	✓
		Structural steel	
		Other incoming service(s)	

* (applicable only where an RCD is suitable and is used as a main circuit-breaker)



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Location reference	Item	Description	Outcome*	Location reference
1.0	Condition/adequacy of distributor's/supply intake equipment			4.0	Consumer unit(s)		
1.1	Service cable	✓		4.1	Adequacy of working space or access to consumer unit	✓	
1.2	Service cut-out/fuse(s)	✓		4.2	Security of fixing	✓	
1.3	Meter tails - distributor	✓		4.3	Condition of enclosure(s) in terms of IP rating	✓	
1.4	Meter tails - consumer	✓		4.4	Condition of enclosure(s) in terms of fire rating	✓	
1.5	Metering equipment	✓		4.5	Enclosure not damaged/deteriorated so as to impair safety	✓	
1.6	Means of main isolation (where present)	✓		4.6	Presence of linked main switch	✓	
2.0	Presence of adequate arrangements for other sources (microgenerators etc)	NA		4.7	Operation of main switch (functional check)	✓	
3.0	Earthing and bonding arrangements			4.8	Manual operation of circuit-breakers and RCDs to prove disconnection	✓	
3.1	Presence and condition of distributor's earthing arrangement	✓		4.9	Correct identification of circuits and protective devices	✓	
3.2	Presence and condition of earth electrode connection	✓		4.10	Presence of RCD test notice at or near consumer unit	✓	
3.3	Confirmation of adequate earthing conductor size	✓		4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	✓	
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	✓		4.12	Presence of alternative supply warning notice at or near consumer unit	NA	
3.5	Confirmation of adequate main protective bonding conductor sizes	✓		4.13	Presence of replacement next inspection recommendation label	✓	
3.6	Condition and accessibility of main protective bonding conductor connections	✓		4.14	Presence of other required labelling (please specify)	✓	
3.7	Provision of earthing and bonding labels at all appropriate locations	✓		4.15	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✓	
				4.16	Single-pole protective devices in the line conductor only	✓	

* All boxes must be completed.
'✓' indicates Acceptable condition
'NA' indicates a Limitation

Further investigation required state F/ (to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets C1, C2 and C3 coded items to be recorded in section F of the report.



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome*	Location reference	Item Description	Outcome*	Location reference
4.17 Protection against mechanical damage where cables enter metallic consumer unit	N/A		5.11 Concealed cables incorporating earthed armour or sheath, or run within earthed wiring containment system, or otherwise protected against mechanical damage from nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (see extent and limitations)	✓	
4.18 Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	N/A		5.12 Provision of additional protection by RCD not exceeding 30 mA	✓	
4.19 RCDs provided for fault protection – includes RCBOs	✓		• used to supply mobile equipment not exceeding 32 A rating for use outdoors	✓	
4.20 RCDs provided for additional protection – includes RCBOs	✓		• for all socket-outlets not exceeding 20 A rating unless exempt	✓	
5.0 Final circuits			• for cables concealed in walls or partitions	✓	
5.1 Identification of conductors	✓		5.13 Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
5.2 Cables correctly supported throughout their run	✓		5.14 Band II cables segregated/separated from Band I cables	N/A	
5.3 Condition of insulation of live parts	✓		5.15 Cables segregated/separated from communications cabling	N/A	
5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)	N/A		5.16 Cables segregated/separated from non-electrical services	N/A	
5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓		5.17 Termination of cables at enclosures (extent of sampling indicated in Section D of the report)	✓	
5.6 Adequacy of protective devices: type and rated current for fault protection	✓		• Connections soundly made and under no undue strain	✓	
5.7 Presence and adequacy of circuit protective conductors	✓		• No basic insulation of a conductor visible outside enclosures	✓	
5.8 Co-ordination between conductors and overload protective devices	✓		• Connections of live conductors adequately enclosed	✓	
5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences	✓		• Adequately connected at point of entry to enclosure (glands, bushes etc.)	✓	
5.10 Concealed cables installed in prescribed zones (see extent and limitations)	✓	Lim			

* All boxes must be completed.
✓ indicates Acceptable condition
N/A indicates a Limitation
Improvement recommended state C3
Further investigation required state F/1 (to determine whether danger or potential danger exists)
Outcome
Provide additional comment where appropriate on attached numbered sheets C1, C2 and C3 coded items to be recorded in section F of the report.



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

(FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome* Location reference	Item Description	Outcome* Location reference
5.18 Condition of accessories including socket-outlets, switches and joint boxes	✓	7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire <i>List number and location of luminaires inspected. (Separate page)</i>	✓
5.19 Suitability of accessories for external influences	✓	7.7 Recessed luminaires (downlighters) • correct type of lamps fitted • installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar • no signs of overheating to surrounding building fabric • no signs of overheating to conductors/terminations	✓
6.0 Isolation and switching (isolation, switching off for mechanical maintenance, emergency switching/stopping and functional switching)	✓		
6.1 In general • presence and condition of appropriate devices • correct operation verified	✓		
6.2 For isolation and switching for mechanical maintenance only • capable of being secured in the OFF position where appropriate • acceptable location – state if local or remote from equipment being controlled where appropriate • clearly identified by position and/or durable marking(s)	NA	8.0 Location(s) containing a bath or shower	NA
6.3 For isolation only • warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	NA	8.1 Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA	✓
6.4 For emergency switching/stopping only • readily accessible for operation where danger might occur	NA	8.2 Where used as a protective measure, requirements for SELV or PELV are met	NA
7.0 Current-using equipment (Permanently connected)	✓	8.3 Shaver sockets comply with BS EN 61558-2-5 or BS 3535	NA
7.1 Condition of equipment in terms of IP rating	✓	8.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2008	✓
7.2 Equipment does not constitute a fire hazard	✓	8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	NA
7.3 Enclosure not damaged/deteriorated so as to impair safety	✓	8.6 Suitability of equipment for external influences for installed location in terms of IP rating	✓
7.4 Suitability for the environment and external influences	✓	8.7 Suitability of equipment for installation in a particular zone	✓
7.5 Security of fixing	✓	8.8 Suitability of current-using equipment for a particular position within the location	✓
		9.0 Other special installations or locations - Part 7s	
		9.1 List all other special installations or locations present, if any. Record the results of particular inspection applied separately	NA

* All boxes must be completed.
✓ indicates Acceptable condition
NA indicates a Limitation
Improvement recommended state C3
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Further investigation required state F/I
(to determine whether danger or potential danger exists)

Outcome
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SCHEDULES

CIRCUIT DETAILS

Circuit number	Circuit designation * To be completed only where this consumer unit is remote from the origin of the installation. Record details of the circuit supplying this consumer unit in the bold box.	Type of wiring (see code)	Reference method (see Appendix 4 of BS 7671)	Number of points served	Circuit conductors: see		Overcurrent protective devices			RCD (operating current, I _{Δn}) (mA)	Circuit impedances					Maximum measured earth fault loop impedance, Z _s		Polarity	RCD												
					Live (mm ²)	cpc (mm ²)	BS (EN)	Type	Rating (A)		Short-circuit capacity (kA)	Max. disconnection time by BS 7671 (s)	All circuits (at least one column to be completed)	Line/Line (MΩ)	Line/Neutral (MΩ)	Line/Earth (MΩ)	Neutral/Earth (MΩ)		at I _{Δn} (ms)	at 5 I _{Δn} (if applicable) (ms)	Test button operation (✓)										
																						BS (EN)	Type	Rating	Short-circuit capacity	Max. disconnection time by BS 7671	Ring final circuits only (measured end to end)		Insulation resistance		operating times
																											r ₁ (Line)	r ₂ (Neutral)	(R ₁ + R ₂)	E _s	

1																						
2	BELLAR	A1	1	1.5/1.5/4	60598	B	10	6	368									0.29	$\checkmark$			
3	LIGHTS	A1	6	1.5/1.5/4	-	B	6	6	612									0.87	$\checkmark$			
4	EMERGENCY LIGHTS	A1	4	1.5/1.5/4	-	B	6	6	612									0.72	$\checkmark$			
5																						
6	SMOKE ALARMS	A1	2	1.5/1.5/4	-	B	6	6	612									0.41	$\checkmark$			
7																						
8	RED PROTECTED CIRCUITS																					
9	SOCKETS	A1	10	2.5/1.5/4	-	B	32	6	30	1.15	41	0.72	36					0.45	$\checkmark$	39	15	$\checkmark$
10	KITCHEN SOCKETS	A1	4	2.5/1.5/4	-	B	32	6	30	1.15	29	0.52	23					0.52	$\checkmark$			
11	BATH ROOM LIGHTS	A1	2	2.5/1.5/4	-	B	32	6	30	1.15									$\checkmark$			
12																						
13																						
14																						
15																						
16																						
17																						
18																						
19																						
20																						

Location of consumer unit	Hallway	Designation of consumer unit	1	Prospective fault current at consumer unit	41.84 kA
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TEST INSTRUMENTS

Multi-function	Insulation resistance	Continuity	Earth electrode resistance	Earth fault loop impedance	RCD
3331292					