

# ELECTRICAL INSTALLATION CONDITION REPORT

REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS 7671 (IET Wiring Regulations)

REPORT No.

0164

Page 1 of

6

## (A) DETAILS OF THE PERSON ORDERING THE WORK

Name: MR PHILIP RIGBY

Address: 12 HACTBURN PLACE, FENHAM, NEWCASTLE UPON TYNE, NE4

## (B) REASON FOR PRODUCING THIS REPORT

LANDLORDS REQUEST

Date(s) on which the inspection and testing was carried out: 19/01/22

## (C) DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

✓ tick box(es) where applicable

Occupier: N/A

Installation address: 35 WINGROVE RD, FENHAM, NEWCASTLE UPON TYNE, NE4 9AN

DESCRIPTION OF PREMISES: Domestic ☒ Commercial ☐ Industrial ☐ Other ☐ Description:

Estimated age of wiring system: 20 years

Evidence of alterations or additions: Yes ☒ No ☐ Not apparent ☐

If 'Yes', estimate age and give details: NEW KITCHEN CIRCUIT (RING MAIN)

Date of last inspection: UNKNOWN

Installation records available (Regulation 651.1): Yes ☐ No ☒ Records held by: N/A

## (D) EXTENT AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report: LIGHTING AND POWER FOR TWO BEDROOM

TYNESIDE FLAT

Agreed limitations including the reason(s), if any, on the inspecting and testing (Regulation 653.2): NO REMOVAL OF WALL

OR FLOOR COVERINGS, MAIN FUSE UNSEEN

Agreed with: LANDLORD

Operational limitations including the reasons (see page No(s) 4): APPROX 25% OF EQUIPMENT INSPECTED AND TESTED

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

The general condition of the installation (in terms of electrical safety) is: SATISFACTORY

Additional pages were used to compile the summary of this installation. Yes/No See page(s) N/A

The overall assessment of the installation (in terms of electrical safety) is:

**SATISFACTORY/UNSATISFACTORY\***

NOTE: An UNSATISFACTORY assessment indicates that one or more 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 (see E) 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 recommended as 'Further investigation required' (Code F1). Observations that have been classified as 'Improvement recommended' (Code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/We\* recommend that this installation is further inspected and tested by this date: 19/01/27

## (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 (See K) 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): ANTON BLAKE

Signature: A.C. Blake

For/on behalf of: A.C.B. ELECTRICAL CONTRACTORS

Position: ELECTRICIAN

Address: 50 FALMOUTH RD, HEATON, NEWCASTLE

Date: 19/01/22

### REPORT REVIEWED AND CONFIRMED BY:

Name (Capitals): N/A

Signature: N/A

For/on behalf of: N/A

Position: N/A

Address: N/A

Date: N/A

## (H) SCHEDULE(S)

THE PAGES IDENTIFIED BELOW ARE AN ESSENTIAL PART OF THIS REPORT, SO THE REPORT IS ONLY VALID WHERE ALL OF THE SCHEDULES IDENTIFIED ACCOMPANY THIS REPORT.

Inspections schedule, page nos.: 1-5 Schedules of Circuit Details/Test Results, page nos.: 6



## 0164

6

✓ tick box(es) where applicable

**(J) PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE**

✓ tick box(es) where applicable

Electrode Resistance to Earth (R <sub>AE</sub> )		✓ tick box(es) where applicable
<b>Main Protective Conductors</b>		

Main Switch/Switch-fuse/Fuse-switch/Circuit-breaker/RCD Location: HALLWAY CUPBOARD

Rated residual operating current ( $I_{\Delta n}$ ) : ..... N/A ..... mA

Rated time delay : ..... N/A ..... ms

**NOTE:** Applicable only where the RCD is suitable and used as a main switch.

**NOTE:** Applicable only where the RCD is suitable and used as a main switch.

**(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.

The following observations are made ☐

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.

Items that require action:

**FI - Further investigation required without delay.**

Items that require action:

Items that require action:




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

REPORT No. 0164

Page 3 of 6

Suitable for many types of smaller installation not exclusively domestic

OUTCOMES	Acceptable condition	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not Verified	NV	Limitation	LIM	Not applicable	N/A	Further investigation required	FI
----------	----------------------	------------------------	----------------	-------------------------	----------	--------------	----	------------	-----	----------------	-----	--------------------------------	----

## 1. EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL ONLY)

(Adequacy and condition of)

		Outcome	Comments and/or location
1.1	Service cable	✓	
1.2	Service head	✓	
1.3	Earthing arrangement(s)	✓	
1.4	Meter tails – Distributor's and consumer's	✓	
1.5	Metering equipment	✓	
1.6	Isolator (where present)	N/A	

†The Distributor should be notified of any unsatisfactory equipment

## 2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES OF SUPPLY SUCH AS MICROGENERATORS (551.6; 551.7)

		N/A	

## 3.0 AUTOMATIC DISCONNECTION OF SUPPLY

3.1	Earthing/bonding arrangements (411.3; Chap 54)		
	i) Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓	
	ii) Presence and condition of installation earth electrode connection where applicable (542.1.2.3)	N/A	
	iii) Provision of earthing and bonding labels at all appropriate locations (514.13.1)	✓	
	iv) Adequacy of earthing conductor's CSA (542.3; 543.1.1)	✓	
	v) Accessibility and condition of earthing conductor at MET (542.3.2)	✓	
	vi) Adequacy of main protective bonding conductor(s) CSA (544.1)	✓	
	vii) Accessibility and condition of all protective bonding connections (543.3.2; 544.1.2)	✓	
	viii) Accessibility and condition of other protective bonding conductors (543.3.1; 543.3.2)	✓	
3.2	Functional extra-low voltage (FELV) (411.7)		
	i) source provides at least simple separation	N/A	
	ii) all plugs, socket-outlets and similar are not interchangeable with any other systems within the installation	N/A	
3.3	Reduced low voltage (RLV) 110 V systems (411.8)		
	i) Adequacy of suitable source	N/A	
	ii) All plugs, socket-outlets and similar are not interchangeable with other systems within the premises	N/A	

## 4.0 OTHER METHODS OF PROTECTION

4.1	Electrical separation for one item of equipment	✓	
4.2	SELV / PELV	N/A	
4.3	Double or reinforced insulation	N/A	
	Details for 4.1, 4.2 & 4.3:		

## 5.0 CONSUMER UNIT / DISTRIBUTION BOARD(S)

5.1	Adequacy of working space/accessibility to consumer unit / distribution board (132.12; 513.1)	✓	
5.2	Securely fixed (134.1.1)	✓	
5.3	Condition of enclosure(s) in terms of IP rating etc. (416.2)	✓	
5.4	Condition of enclosure(s) in terms of fire rating etc. (421.1.201; 526.5)	✓	
5.5	Enclosure(s) not damaged/deteriorated so as to impair safety (651.2)	✓	
5.6	Presence of main switch(es), linked where required (462.1.201)	✓	
5.7	Operation of main switch(es), to prove disconnection - functional check (643.10)	✓	
5.8	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓	
5.9	Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 5; 6; Sections 432, 433)	✓	
5.10	Adequacy of protective devices for prospective fault current (411.3)	✓	
5.11	RCD(s) provided for fault protection – includes RCBOs (411.4.204; 411.5.2; 531.2)	✓	
5.12	RCD(s) provided for additional protection – includes RCBOs (411.3.3; 411.3.4; 415.1)	✓	
5.13	RCD(s) provided for protection against fire – includes RCBOs (422.3.9; 532.1)	✓	

\*ALL 'outcome' boxes to be completed

This Schedule is based on the model form shown in Appendix 6 of BS 7671



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

REPORT No.

0164

Page 4 of 6

Suitable for many types of smaller installation not exclusively domestic

OUTCOMES	Acceptable condition	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not Verified	NV	Limitation	LIM	Not applicable	N/A	Further investigation required	FI
----------	----------------------	------------------------	----------------	-------------------------	----------	--------------	----	------------	-----	----------------	-----	--------------------------------	----

		Outcome	Comments and/or location
5.14	Manual operation of circuit-breakers and RCDs to prove disconnection - functional check (643.10)	✓	
5.15	Confirmation that the integral test button/switch causes RCD(s) to trip when operated (functional check) (643.10)	✓	
5.16	Confirmation of indication that SPD(s) is/are functional (651.4)	✓	
5.17	Confirmation that single-pole switches or protective devices in line conductors only (132.14.1; 530.3.3)	✓	
5.18	Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1)	N/A	
5.19	Presence of RCD six-monthly retest notice at or near equipment, where required (514.12.2)	✓	
5.20	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required (514.14)	✓	
5.21	Presence of replacement next inspection recommendation label (514.12)	✓	
5.22	Presence of other required labelling (please specify) .....	N/A	
5.23	Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11)	✓	
5.24	Protection against electromagnetic effects (heating effects) where cables enter metallic (e.g. steel) enclosures (521.5.1)	N/A	
5.25	Adequate arrangements in place where a generating set operates as a switched alternative to the public supply (551.6)	N/A	
5.26	Adequate arrangements in place where a generating set (e.g. solar PV) operates in parallel with the public supply (551.7)	N/A	
5.27	Confirmation that ALL conductor connections, including connections to busbars/marshalling terminals are correctly located in terminals and are tight and secure (526.1)	✓	

## 6.0 DISTRIBUTION / FINAL CIRCUITS

6.1	Identification of conductors (by colour, numbers and/or lettering) (514.3.1)	✓	
6.2	Cables correctly supported throughout their length (522.8.5; 521.10.202)	✓	
6.3	Condition of insulation of live parts (416.1)	✓	
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	
6.5	Containment system is suitable for continued use (including flexible conduit) (Section 522)	✓	
6.6	Cables correctly terminated in enclosures (Section 526)	✓	
6.7	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure (526.1)	✓	
6.8	Cables show no signs of unacceptable thermal or mechanical damage/deterioration (421.1; 522.6)	✓	
6.9	Cables are adequate for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓	
6.10	Presence and adequacy of circuit protective conductors (411.3.1; 543.1)	✓	
6.11	Co-ordination between conductors and overload protective devices (433.1; 533.2.1)	✓	
6.12	Wiring system appropriate to the type and nature of installation and external influences (Section 522)	✓	
6.13	Where exposed to direct sunlight, cable(s) of a suitable type (522.11.1)	✓	
6.14	Cables concealed under floors, above ceilings, or in walls/partitions less than 50 mm from a surface, and in partitions containing metal:		
	i) installed in prescribed zones (see Section D. Extent and limitations) (522.6.201; .202; .203)	LIM	
	ii) incorporate earthed armour or sheath, or be installed within an earthed wiring systems, or otherwise protected against mechanical sufficient to prevent damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.204)	LIM	
6.15	Provision of additional requirements for protection by RCD not exceeding 30 mA for:		
	• all socket-outlets of rating 32 A or less, unless an exemption is permitted (411.3.3)	✓	
	• mobile equipment not exceeding a rating of 32 A for use outdoors (411.3.3)	✓	
	• applicable cables installed in walls / partitions at a depth of less than 50 mm (522.6.202; .203)	✓	
	• applicable cables installed in walls / partitions containing metal parts regardless of depth (522.6.203)	✓	
	• AC final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓	
6.16	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	
6.17	Band II cables segregated/separated from Band I cables or insulated for highest voltage present (528.1)	N/A	
6.18	Cables segregated/separated from non-electrical services (528.3)	✓	
6.19	General condition of wiring system(s) (651.2(ii))	✓	
6.20	Temperature rating of cable insulation (522.1; Table 52.1)	✓	

\*ALL 'outcome' boxes to be completed

This schedule is based on the model form shown in Appendix 6 of BS 7671



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

REPORT No.

0164

Page ☐ of ☐

Suitable for many types of smaller installation not exclusively domestic

OUTCOMES	Acceptable condition	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not Verified	NV	Limitation	LIM	Not applicable	N/A	Further investigation required	FI
----------	----------------------	------------------------	----------------	-------------------------	----------	--------------	----	------------	-----	----------------	-----	--------------------------------	----

		Outcome	Comments and/or location
6.21	Condition of circuit accessories including socket-outlets, switches and joint boxes (651.2(v))	✓	
6.22	Suitability of circuit accessories for external influences (512.2)	✓	
6.23	Single-pole devices for switching in line conductor only (132.14.1; 530.3.3)	✓	
6.24	Termination of cables at enclosures (identify extent of items inspected in Section D)		
	• Connections soundly made and under no undue strain (522.8.5; 526.6)	✓	
	• No basic insulation of a conductor visible outside enclosure (526.8)	✓	
	• Connections of live conductors adequately enclosed (526.5)	✓	
	• Adequately connected at point of entry to enclosure - gland, bush or similar (522.8.5)	✓	
6.25	Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment, identify/record numbers and locations of items inspected (Section 526)	✓	

## 7. CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)

7.1	Condition and suitability of equipment in terms of IP rating etc (416.2; 421.1.201)	✓	
7.2	Enclosure not damaged/deteriorated so as to impair safety (134.1.1; 416.2; 512.2)	✓	
7.3	Suitability for the environment and external influences (512.2)	✓	
7.4	Equipment does not constitute a fire hazard (Section 421)	✓	
7.5	Equipment is securely fixed (134.1.1)	✓	
7.6	Cable entry holes in ceiling(s) above luminaires, sized or sealed so as to restrict the spread of fire. Identify location and number of luminaires inspected - separate page (527.2)	✓	
7.7	Recessed luminaires (e.g. downlighters)		
	i) Correct type and rating of lamps fitted (559.3.1)	N/A	
	ii) Installed to minimize build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.2)	N/A	
	iii) No signs of overheating to surrounding building fabric (559.4.1)	N/A	
	iv) No signs of overheating to conductors/terminations (526.1)	N/A	
7.8	Provision of undervoltage protection, where specified (Section 445)	N/A	
7.9	Provision of overload protection, where specified (Section 443; 552.1)	N/A	

## 8.0 LOCATION(S) CONTAINING A BATH OR SHOWER

8.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)		
	i) serving the location	✓	
	ii) passing through zone 1 and/or zone 2 not serving the location	✓	
8.2	Where used as a protective measure, requirements for SELV or PELV are met (701.414.4.5)	N/A	
8.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535 (701.512.3)	N/A	
8.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	✓	
8.5	Low voltage (e.g. 230 V) socket-outlets installed at least 3 m horizontally from the boundary of zone 1 (701.512.3)	✓	
8.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓	
8.7	Suitability of equipment for installation in a particular zone (701.512.3)	✓	
8.8	Suitability of current-using equipment for particular position within the location (701.55)	✓	

## 9.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS

9.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)	N/A	

Inspected by:

ANTON BLAKE

Name (Capitals):

Signature:

A.R. Blake

Date:

19/01/22



# DETAILS AT DISTRIBUTION BOARD (DB)/CONSUMER UNIT (CU)

Cert./Report\* No:

0164

Page 6 of 6

Designation/Ref No:

WINGCOVE AVENUE

Location:

HALLWAY WIPBOARD

Supplied from:

## System Characteristics

System type:

TN-C-S ☒ TN-S ☐ TT ☐ (Tick relevant box(es))

Fault level(s):

1  $\phi$  33 kA

Supply polarity confirmed: ☒

Phase sequence confirmed: N/A ☐

Measured impedance at dis.board/consumer unit  $Z_e/Z_s$  \*:

0.28  $\Omega$

## Main Switch/Switch-fuse/ Fuse-switch/Circuit-breaker/RCD

Make: CONTRACTUM BS (EN): 60947-3

Type: B Number of poles: 2

Voltage rating: 240 V Rated current ( $I_n$ ): 100 A

(If) RCD Rated operating current ( $I_{\Delta n}$ ): N/A mA

Rated time delay: N/A ms

Measured operating time: N/A ms

Circuit(s)/installed equipment vulnerable to damage when testing

N/A

## CIRCUIT DETAILS

Circuit number		Circuit description	Number of points served	Overcurrent protective device						Conductor details				Ring final circuit continuity ( $\Omega$ )			Continuity ( $\Omega$ ) (At least one column to be completed)		Insulation Resistance (M $\Omega$ )		Polarity #	$Z_s$ ( $\Omega$ ) Maximum measured	RCD (ms)		AFDD	(continue on a separate sheet if necessary)	
				BS (EN)	Type	Rating (A)	Breaking capacity (kA)	RCD $I_{\Delta n}$ (mA)	Maximum $Z_s$ ( $\Omega$ ) permitted by BS 7671	Reference method	Live (mm <sup>2</sup> )	Cpc (mm <sup>2</sup> )	$r_1$ (line)	$r_n$ (neutral)	$r_2$ (cpc)	( $R_1 + R_2$ )	$R_2$	Test voltage	Live - Live	Live - Earth			@ $I_{\Delta n}$	@ 50 $\Delta n$			Test button operation
1		HOB	1	60898	B	40	6	30	0.87	100	6.0	2.5	N/A	N/A	N/A	0.24	N/A	236	>200	>200	✓	0.52	29.7	16.1	✓	N/A	Test button operation
2		KITCHEN SOCK	9	60898	B	32	6	30	1.10	100	2.5	1.5	0.14	0.15	0.26	0.12	N/A	235	>200	>200	✓	0.41	29.7	16.1	✓	N/A	Test button operation
3		LIVING ROOM SOCKETS	3	60898	B	32	6	30	1.10	100	2.5	1.5	0.36	0.36	0.54	0.24	N/A	236	>200	>200	✓	0.49	29.7	16.1	✓	N/A	Test button operation
4		HALLWAY LTS	3	60898	B	6	6	30	5.82	100	1.5	1.0	N/A	N/A	N/A	1.29	N/A	236	>200	>200	✓	1.57	29.7	16.1	✓	N/A	Test button operation
5		LIGHTS	9	60898	B	6	6	30	5.82	100	1.5	1.0	N/A	N/A	N/A	1.06	N/A	236	>200	>200	✓	1.34	29.7	16.1	✓	N/A	Test button operation
6		FLAT SOCKETS	11	60898	B	32	6	30	1.10	100	2.5	1.5	0.41	0.42	0.59	0.24	N/A	236	>200	>200	✓	0.54	28.4	16.9	✓	N/A	Test button operation
7		CUPBOARD SOCKETS	2	60898	B	16	6	30	2.18	100	2.5	1.5	N/A	N/A	N/A	0.08	N/A	236	>200	>200	✓	0.36	28.4	16.9	✓	N/A	Test button operation
8		CUPBOARD LIGHT	1	60898	B	6	6	30	5.82	100	1.5	1.0	N/A	N/A	N/A	0.24	N/A	236	>200	>200	✓	0.52	28.4	16.9	✓	N/A	Test button operation

## TEST RESULTS

TEST INSTRUMENTS USED	Make	Model	Serial Number	Multi-function:	Continuity:	Insulation resistance:	Earth fault loop impedance/PFC:	RCD:	Earth electrode resistance:
	FLUKE	1655	3554018						N/A

Deviations from BS 7671: N/A

Further comments: N/A