



## ELECTRICAL INSTALLATION CONDITION REPORT

(Requirements for Electrical Installations – BS 7671 :2018  
IET Wiring Regulations)

### A. DETAILS OF THE PERSON ORDERING THE REPORT

Name: Yvonne Ferguson

Address: 0/2 205 Copland Road, Glasgow, G51 2UD

### B. REASON FOR PRODUCING THIS REPORT

Purpose for which this report is required: Renting property.

Date(s) on which the inspection and testing was carried out: 27/10/2022

### 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 ?

If yes, estimated age

Years

Installation records available ? (Regulation 651.1)

No

(yes/no)

Date of last inspection:

(date)

### D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

External Visual inspection of all Accessible equipment, all circuits tested.

Agreed limitations including the reasons, see Regulations 653.2

Inside walls, Under floor boards.

Agreed with:

Client.

Operational limitations including the reasons

None.

See page No:

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

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 installation (in terms of electrical safety):

Satisfactory.

Overall assessment of the installation in terms of it's suitability for continued use:

Satisfactory

(ENTER SATISFACTORY/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/we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code FI). Observations classified as 'Improvement recommended' (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by:

27/10/2027

(Date)

## G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) 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:				Report authorised for issue by:			
Name (Capitals)	GARRY HEALY			Name (Capitals)	GARRY HEALY		
Signature	<i>G. Healy</i>			Signature	<i>G. Healy</i>		
For/on behalf of	DELTA-TECH ELECTRICAL LTD.			For/on behalf of	DELTA-TECH ELECTRICAL LTD.		
Position	ELECTRICIAN			Position	ELECTRICIAN		
Address	20 ROTHESAY CRECENT, RENFREW, PA4 0AF			Address	20 ROTHESAY CRECENT, RENFREW, PA4 0AF		
Date	27/10/2022			Date	27/10/2022		

## H. SCHEDULE(S)

Number of schedule(s) of inspection 1 (Enter Number) and number of schedules of test results attached 1 (Enter Number)

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

## I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and types of live conductors			Nature of Supply Parameters			Supply Protective Device	
TN-C	A.C	✓	D.C	Nominal voltage, U/ U <sub>0</sub> <sup>(1)</sup>	230	V	BS (EN) 1361	
TN-S	✓	1-phase 2 wire	✓	2-wire	Nominal frequency, f <sup>(1)</sup>	50	Hz	Type 2b
TN-C-S		2-phase 3 wire		3-wire	Prospective fault current, I <sub>pf</sub> <sup>(2)</sup>	1.1	kA	Rated current 100 A
TT		3-phase 3 wire		Other	External loop impedance, Z <sub>s</sub> <sup>(2)</sup>	0.10	Ω	Certificate Design © NationalCerts 2018
IT		3-phase 4 wire						
Confirmation of supply polarity				✓	Other sources of supply (as detailed on attached schedule)			N/A

## J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Maximum Demand		
	Maximum demand (load)	N/A	Amps
Distributor's facility	✓	Details of installation Earth Electrode (where applicable)	
Installation earth electrode	Type (e.g rod(s), tape, etc)	N/A	Location N/A Electrode resistance to Earth N/A Ω

## MAIN PROTECTIVE CONDUCTORS

Earthing conductor	Material	Copper	csa	16	mm <sup>2</sup>	Connection/continuity verified	✓
Main protective bonding conductors	Material	Copper	csa	10	mm <sup>2</sup>	Connection/continuity verified	✓
Bonding to extraneous conductive parts	To water pipes	✓	To gas pipes	✓	To oil pipes		To lightning protection
	To structural steel		To other		Specify		

## MAIN SWITCH / SWITCH-FUSE / CIRCUIT-BREAKER / RCD

				If RCD main switch		
Location	Hall cupboard	Current rating	100 A	Rated residual operating current (I <sub>Δn</sub> )	N/A	mA
BS(EN)	60947-3	Fuse/ device rating or setting	100 A	Rated time delay	N/A	mA
No of poles	2	Voltage rating	230 V	Measured operating time	N/A	mA

# **K. CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY**

**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 required – state FI	Limitation: LIM	Not Applicable: N/A	Not verified N/V
ITEM	DESCRIPTION					OUTCOME	ADDITIONAL COMMENT	
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)							
1.1	Service cable					✓		
1.2	Service head					✓		
1.3	Distributor's earthing arrangement					✓		
1.4	Meter tails - Distributor/Consumer					✓		
1.5	Metering equipment					✓		
1.6	Means of main isolation (where present)					✓		
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)							
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply					N/A		
2.2	Adequate arrangements where a generating set operates in parallel with the public supply					N/A		
3.0	EARTHING/BONDING ARRANGEMENTS (411.3; CHAP 54)							
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)					✓		
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)					N/A		
3.3	Provision of earth/bonding labels at all appropriate locations (514.13.1)					✓		
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)					✓		
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)					✓		
3.6	Confirmation of main protective bonding conductor sizes (544.1)					✓		
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)					✓		
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)					LIM		
4.0	CONSUMER UNIT(S)/DISTRIBUTION BOARD(S) This form and it's design are the copyrights of NATIONALCERTS ©							
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 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 (421.1.201, 526.5)					✓		
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)					✓		
4.6	Presence of linked main switch (as required by 461.1.201)					✓		
4.7	Operation of main switch (functional check) (643.10)					✓		
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10) (functional check)					✓		
4.9	Correct identification of circuits details and protective devices (514.8.1; 514.9.1)					✓		
4.10	Presence of RCD six-monthly test notice at or near consumer unit /distribution board (514.12.2)					✓		
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/db (514.14)					✓		
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)					N/A		
4.13	Presence of other required labelling (please specify) (Section 514)					✓		
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)					✓		
4.15	Single-pole switching or protective devices in the line conductors only (132.14.1; 530.3.2)					✓		
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1: 522.8.1; 522.8.5; 522.8.11)					✓		
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosure (521.5.1)					✓		

**K. CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES  
WITH UP TO 100 A SUPPLY (Continued)**

OUTCOMES:		Acceptable Condition ✓	Unacceptable condition – state C1 or C2	Improvement recommended – state C3	Further investigation required – state F/I	Limitation: LIM	Not Applicable: N/A
ITEM	DESCRIPTION					OUTCOME	ADDITIONAL COMMENT
4.18	RCDs provided for fault protection – includes RCBOs (411.4.204; 411.5.2; 531.2)					✓	
4.19	RCDs provided for additional protection – includes RCBOs (411.3.3; 415.1)					✓	
4.20	Confirmation of indication that SPD is functional (651.4)					N/A	
4.21	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure (526.1)					✓	
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)					N/A	
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)					N/A	
5.0	FINAL CIRCUITS						
5.1	Identification of conductors (514.3.1)					✓	
5.2	Cables correctly supported throughout their run (522.8.5; 522.10.202)					LIM	
5.3	Condition of insulation of live parts (416.1)					✓	
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)					✓	
-	- To include the integrity of conduit and trunking systems (metallic and plastic)					✓	
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)					✓	
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)					✓	
5.7	Adequacy of protective devices, type and rated current for fault protection (411.3)					✓	
5.8	Presence and adequacy of circuit protective conductors (411.3.1)					✓	
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. Extent and limitations) (522.6.202)					✓	
5.11	Cables concealed under floors, above ceilings, or in walls / partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)					LIM	
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:						
-	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)					✓	
-	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)					N/A	
-	For cables concealed in walls at depth of less than 50mm (522.6.202.203)					✓	
-	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)					✓	
-	Final circuits supplying luminaires within domestic (household) premises (411.3.4)					✓	
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)					✓	
5.14	Band II cables segregated/separated from Band I cables (528.1)					✓	
5.15	Cables segregated/separated from communications cabling (528.2)					✓	
5.16	Cables segregated/separated from non-electrical services (528.3)					✓	
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)						
-	• connections soundly made and under no undue strain (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 ( <i>glands, bushes etc.</i> ) (522.8.5)					✓	
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))					✓	
5.19	Suitability of accessories for external influences (512.2)					✓	
5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)					✓	
5.21	Single-pole switching or protection devices in line conductors only (132.14.1, 530.3.2)					✓	

OUTCOMES:		Acceptable Condition ✓	Unacceptable condition – state C1 or C2	Improvement recommended – state C3	Further investigation required – state F/I	Limitation: LIM	Not Applicable: N/A		
ITEM	DESCRIPTION					OUTCOME	LOCATION REFERENCE		
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER								
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)					✓			
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)					✓			
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)					N/A			
6.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2018 (701.415.2)					✓			
6.5	Low voltage (e.g. 230 volt) socket outlets sited at least 3m from zone 1 (701.512.3)					N/A			
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701512.1)					✓			
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)					✓			
6.8	Suitability of current-using equipment for particular position within the location (701.55)					✓			
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS								
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied).								
Inspected by:		Name:	GARRY HEALY		Signature:	<i>G. Healy</i>		Date:	27/10/2022

## L. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing section.

No remedial action is required	√	The following observations are made	(see below)
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[illegible]

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  
FI - Further investigation required without delay

SCHEDULE OF TEST RESULTS																													
DB reference no		DB1						Details of circuits and/or installed equipment vulnerable to damage when testing ;										Details of test instruments used (state serial and/or asset numbers)											
Location		Hall cupboard						None.										Continuity		Megger MFT1720 (101392418)									
Z <sub>s</sub> at DB (Ω)		0.10																Insulation resistance		Megger MFT1720 (101392418)									
I <sub>pr</sub> at DB (kA)		1.1						Tested by :: Certificate Design © NationalCerts 2018										Earth fault loop impedance		Megger MFT1720 (101392418)									
Correct supply polarity confirmed				✓				Name (Capitals):				GARRY HEALY						RCD		Megger MFT1720 (101392418)									
Phase sequence confirmed (where appropriate)				N/A				Signature:				G. Healy						Date:		27/10/2022		Earth electrode resistance		N/A					
CIRCUIT DETAILS													TEST RESULTS																
Protective device													Conductor details																
Circuit	Circuit description  # 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.	BS (EN) + type	Rating (A)	Breaking capacity (kA)	RCD I <sub>Δn</sub> (mA)	Z <sub>s</sub> (Ω)	Reference Method	Live (mm <sup>2</sup> )	cpc (mm <sup>2</sup> )	Ring final circuit continuity (Ω)			Continuity (Ω) (R <sub>1</sub> + R <sub>2</sub> ) or R <sub>2</sub>		V Insulation Test Voltage	Insulation Resistance (MΩ)		Polarity (✓) check box	Z <sub>s</sub> (Ω)	RCD	Disconnection time (ms)	RCD test button operation	AFDD	Manual test button operation	Remarks (continue on a separate sheet if necessary)				
										r <sub>1</sub> (line)	r <sub>n</sub> (neutral)	r <sub>2</sub> (cpc)	(R <sub>1</sub> + R <sub>2</sub> )	R <sub>2</sub>		Live - Live	Live - Earth												
1	Bedroom/Lounge sockets	60898 type b	16	6	N/A	1.1	A	2.5	1.5	N/A	N/A	N/A	0.65	N/A	500	>200	>200	✓	0.75	27	✓	N/A							
2	Bedroom sockets	60898 type b	16	6	N/A	1.1	A	2.5	1.5	N/A	N/A	N/A	0.56	N/A	500	>200	>200	✓	0.66	27	✓	N/A							
3	Lights	60898 type b	6	6	N/A	5.87	B	1	1	N/A	N/A	N/A	0.87	N/A	500	>200	>200	✓	0.97	27	✓	N/A							
4	Cupboard lights	60898 type b	6	6	N/A	5.87	A	1	1	N/A	N/A	N/A	0.11	N/A	500	>200	>200	✓	0.21	27	✓	N/A							
5	Lights	60898 type b	6	6	N/A	5.87	B	1	1	N/A	N/A	N/A	0.85	N/A	500	>200	>200	✓	0.95	27	✓	N/A							
6	Cooker	60898 type b	40	6	N/A	0.88	A	6	2.5	N/A	N/A	N/A	0.27	N/A	500	>200	>200	✓	0.37	39	✓	N/A							
7	Kitchen sockets	60898 type b	32	6	N/A	1.1	A	2.5	1.5	0.35	0.35	0.47	0.39	N/A	500	>200	>200	✓	0.49	39	✓	N/A							
8	Spare	60898 type b	32	6	N/A	1.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	39	✓	N/A							
9	Spare	60898 type b	32	6	N/A	1.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	39	✓	N/A							
10	Heating	60898 type b	16	6	N/A	2.2	A	2.5	1.5	N/A	N/A	N/A	0.34	N/A	500	>200	>200	✓	0.44	39	✓	N/A							
REFERENCE CODES FOR TYPES OF WIRING		A – PVC/PVC CABLES						B - PVC CABLES IN METALLIC CONDUIT						C - PVC CABLES IN NON- METALLIC CONDUIT						D - PVC CABLES IN METALLIC TRUNKING									
E - PVC CABLES IN NON-METALLIC TRUNKING		F - PVC/SWA CABLES						G - XLPE/SWA CABLES						H - MINERAL-INSULATED CABLES						O – Other State:									

# 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. The report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.
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 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 as C1 ("Danger Present"), the safety of those using the installation is at risk, and it is recommended that an electrically skilled or electrically instructed person undertakes the necessary remedial work immediately.
8. For items classified as C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk and it is recommended that an electrically skilled or electrically instructed person undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated 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.
10. For safety reasons, the electrical installation will need to be re-inspected at appropriate intervals by an electrically skilled or electrically instructed 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:

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

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 seven pages, should include schedules of both the inspection and the test results. Additional pages may be necessary for other than a simple installation and for the "guidance for recipients" 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 (Ipf) 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. Observation(s), if any, should be categorised 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 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".
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 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.