

ELECTRICAL INSTALLATION CONDITION REPORT

Ref: INV-272

SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name Block Management Ltd
Address 15 Windsor Road, Swindon, SN3 1JP

SECTION B. REASON FOR PRODUCING THIS REPORT 5 yearly inspection

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

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

Occupier The Grange Freeholders Limited
Address The Grange, Wyld Court, Blunsdon, Swindon. SN25 2EY
Description of premises
Domestic Commercial Industrial Other (include brief description)
Estimated age of wiring system 15 years
Evidence of additions / alterations Yes No Not apparent If yes, estimate age years
Installation records available? (Regulation 651.1) Yes No Date of last inspection 29/09/2016

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report
Fixed wiring, accessories removed only where required for testing.

Agreed limitations including the reasons (see Regulation 653.2)

Agreed with:
Operational limitations including the reasons (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) as amended to 2020 .
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.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety)
Where accessories and cables can be seen the condition is good.

Overall assessment of the installation in terms of its suitability for continued use
SATISFACTORY * (Delete as appropriate)

* An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

SECTION F. RECOMMENDATIONS


Where the overall assessment of the suitability of the installation for continued used 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 F1). 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 12/07/2026

SECTION G. DECLARATION

I / We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

Inspected and tested by:

Name Warren Hoy
Signature 
For/on behalf of Alate Consulting Limited
Position QS
Address Flat 2, Mannington House, Mannington Lane, SN5 7LQ
Date 10/09/2021

Report authorised for issue by:

Name Warren Hoy
Signature 
For/on behalf of Alate Consulting Limited
Position QS
Address Flat 2, Mannington House, Mannington Lane, SN5 7LQ
Date 10/09/2021

SECTION H. SCHEDULE(S)

1 schedule(s) of inspection and 1 schedule(s) of test results are attached.
The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS				
Earthing arrangements	Number and Type of Live Conductors		Nature of Supply Parameters	Supply Protective Device
TN-C <input type="checkbox"/>	a.c. <input checked="" type="checkbox"/>	d.c. <input type="checkbox"/>	Nominal voltage, U / U ₀ ⁽¹⁾ 230 V	BS (EN) LIM
TN-S <input type="checkbox"/>	1-phase, 2-wire <input checked="" type="checkbox"/>	2-wire <input type="checkbox"/>	Nominal frequency, f ⁽¹⁾ 50 Hz	Type LIM
TN-C-S <input checked="" type="checkbox"/>	2-phase, 3-wire <input type="checkbox"/>	3-wire <input type="checkbox"/>	Prospective fault current, I _{pf} ⁽²⁾ 1.8 kA	Rated current <=100 A
TT <input type="checkbox"/>	3-phase, 3-wire <input type="checkbox"/>	Other <input type="checkbox"/>	External loop impedance, Ze ⁽²⁾ 0.13 Ω	
IT <input type="checkbox"/>	3-phase, 4-wire <input type="checkbox"/>		(Note: (1) by enquiry (2) by enquiry or measurement)	
	Confirmation of supply polarity <input checked="" type="checkbox"/>			
Other sources of supply (as detailed on attached schedule) <input type="checkbox"/>				
SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT				
Means of Earthing		Maximum Demand		
Distributor's facility <input checked="" type="checkbox"/>		Maximum demand (load) 60 Amps		
Installation earth electrode <input type="checkbox"/>		Details of Installation Earth Electrode (where applicable)		
		Type (e.g. rod(s), tape etc)		
		Location		
		Electrode resistance to Earth Ω		
Main Protective Conductors				
Earthing conductor		Material Copper csa 16 mm ²		Connection / continuity verified <input checked="" type="checkbox"/>
Main protective bonding conductors (to extraneous-conductive-parts)		Material csa mm ²		Connection / continuity verified <input type="checkbox"/>
To water installation pipes <input type="checkbox"/>		To gas installation pipes <input type="checkbox"/>		To oil installation pipes <input type="checkbox"/>
To lightning protection <input type="checkbox"/>		To other <input type="checkbox"/> Specify		
Main Switch / Switch-Fuse / Circuit-Breaker / RCD				
Location DB		Current rating 100 A		If RCD main switch
BS (EN) 60947		Fuse / device rating or setting A		Rated residual operating current (I _{Δn}) mA
No of poles 2		Voltage rating 230 V		Rated time delay ms
				Measured operating time (at I _{Δn}) ms
SECTION K. OBSERVATIONS				
Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the <i>Extent and limitations of inspection and testing</i> section				
No remedial action is required <input type="checkbox"/> The following observations are made <input checked="" type="checkbox"/> (see below):				
OBSERVATION(S) Include schedule reference, as appropriate				CLASSIFICATION CODE
4.4 - Consumer Unit not compliant with current regulations				C3
4.19 - Not all circuits protected by RCD				C3
5.12 - No RCD protection for final circuits supplying luminaires within domestic (household) premises				C3
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.				

**CONDITION REPORT SCHEDULE OF INSPECTIONS for
DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY**

Ref: INV-272

NOTE: This form is suitable for many types of smaller installation, not exclusively domestic.

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION													OUTCOME <i>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in section K of the Condition Report)</i>
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													
1.1	Service cable													✓
1.2	Service head													✓
1.3	Earthing arrangement													✓
1.4	Meter tails													✓
1.5	Metering equipment													✓
1.6	Isolator (where present)													N/A
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													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 earthing/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)													N/A
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)													N/A
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)													N/A
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
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)													C3
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													✓
4.6	Presence of main linked switch (as required by 462.1.201)													✓
4.7	Operation of main switch (functional check) (643.10)													✓
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)													✓
4.9	Correct identification of circuit 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/distribution board (514.14)													N/A
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)													N/A
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 line conductor only (132.14.1; 530.3.3)													✓
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 (521.5.1)													✓
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.204; 411.5.2; 531.2)													✓
4.19	RCD(s) provided for additional protection/requirements – includes RCBOs (411.3.3; 415.1)													C3
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

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION								OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in section K of the Condition Report)					
5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)								✓					
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)								✓					
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)								N/A					
	• To include the integrity of conduit and trunking systems (metallic and plastic)								N/A					
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)								✓					
5.6	Coordination of 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 (411.3.1.1; Section 543)								✓					
5.9	Wiring system(s) appropriate for the type and nature of installation and external influences (Section 522)								✓					
5.10	Concealed cables installed in prescribed zones (see Section D. <i>Extent and limitations</i>) (522.6.202)								LIM					
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i>) (522.6.204)								LIM					
5.12	Provision of additional protection by RCD not exceeding 30 mA:													
	• for all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)								✓					
	• for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)								N/A					
	• for cables concealed in walls at a depth of less than 50 mm (522.6.202, 522.6.203)								LIM					
	• for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)								LIM					
	• Final circuits supplying luminaires within domestic (household) premises (411.3.4)								C3					
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)								N/A					
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 (glands, bushes etc.) (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 of equipment (132.12; 513.1)								✓					
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)								✓					
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER (SECTION 701)													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)								N/A					
6.2	Where used as a protective measure, requirements for SELV and PELV met (701.414.4.5)								N/A					
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)								N/A					
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)								N/A					
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)								N/A					
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)								N/A					
6.8	Suitability of current-using equipment for particular position within the location (701.55)								N/A					
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)								N/A					

Inspected by:

Name: Warren Hoy

Signature: 

Date: 10/09/2021

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

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

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

CONDITION REPORT INSPECTION SCHEDULE

GUIDANCE FOR THE INSPECTOR

1. Section 1.0. Where inadequacies in the intake equipment are encountered the inspector should advise the person ordering the work to inform the appropriate authority.
2. Older installations designed prior to BS 7671:2018 may not have been provided with RCDs for additional protection. The absence of such protection should as a minimum be given a code C3 classification (item 5.12).
3. The schedule is not exhaustive.
4. Numbers in brackets are regulation references to specified requirements.