

Electrical Installation Condition Report

To comply with:


BS 7671: 2018 (Amendment 1: 2020)
Requirement for Electrical Installations
IET Wiring Regulations Eighteenth Edition

Back Block Lawrencedale Court
Basingstoke

Electrical verification undertaken for:	Wellman Property Ltd
Date inspected:	12 March 2021
Overall assessment:	Satisfactory

Electrical specification presented by:

R.A.B Electrics

 07472179698

 R.A.B ELECTRICS


STROMA
CERTIFICATION
CERTIFIED INSTALLER

**ELECTRICAL INSTALLATION CONDITION REPORT**

Issued in accordance with BS 7671 - Requirements for Electrical Installations

DETAILS OF THE CLIENT

Client:	Wellman Property Ltd	Contract Ref (if any):	
Address:	Back Block Lawrencedale Court, Basingstoke		

REASON FOR PRODUCING THIS REPORT

Electrical inspection for tenancy agreement	
Date(s) on which inspection and testing was carried out	12 March 2021

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier:	Wellman Property Ltd	Description of premises:	Domestic
		Estimated age of wiring system:	15 years
Address:	Back Block Lawrencedale Court, Basingstoke	Evidence of additions / alterations:	Yes
		If yes, estimate age:	<10
Date of last inspection:	Not known	Electrical Installation Certificate No or previous Electrical Installation Condition Report No:	
Installation records available:		Records held by:	

EXTENT OF THE INSTALLATION

Extent of the installation covered by this certificate:	Visual and full electrical verification
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LIMITATIONS OF THE INSPECTION AND TESTING

Agreed limitations including the reasons (See Regulation 634.2):	
Agreed with:	
Operational limitations including the reasons	

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (Amendment 1: 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.

SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):	Satisfactory
Satisfactory installation at the time of inspection and testing. Please note this inspection only covers the communal area of the back block for Lawrencedale Court. No observations were recorded for this inspection	
Overall assessment of the installation in terms of its suitability for continued use:	Satisfactory
An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified	

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.

It is recommended that the installation is further inspected & tested:	before 12 March 2024
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DECLARATION

I/We being the person(s) responsible for the inspection & 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 & 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 extent and limitations stated in this report.

INSPECTED AND TESTED BY:

Name	Robert Butler	For & on behalf of:	R.A.B Electrics
Position	Owner		
Date	12 March 2021	Address:	07472179698 rabelectrics@gmail.com
Signature			
Enrolment No.:	STRI15254	Branch No.:	
		Accredited Body:	Stroma

REPORT AUTHORISED FOR ISSUE BY:

Name	Robert Butler	For & on behalf of:	R.A.B Electrics
Position	Owner		
Date	12 March 2021	Address:	07472179698 rabelectrics@gmail.com
Signature			
Enrolment No.:	STRI15254	Branch No.:	
		Accredited Body:	Stroma

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements	TN-S	TN-C-S	✓	TT	TN-C	IT
Number and Type of Live Conductors	A.C./D.C.	A.C.		No. of phases	1-Phase (2-wire)	
Nature of Supply Parameters						
Nominal voltage(s), U_0	230V	Nominal frequency, f	50Hz	Number of supplies	1	Phase sequence confirmed: N/A
U		External earth fault loop impedance, Z_e	0.10Ω	Prospective fault current, I_{pf}	2.4kA	Supply polarity confirmed: ✓
Primary Supply Overcurrent Protective Device(s)	BS 1361 Fuse System G (Clip-in)			Rated current	100A	Short-circuit capacity
Other sources of supply:						

PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing	Supplier's facility	Maximum Demand (Load):	20
Method of Fault Protection	ADS		
Main Protective Conductors			
Earthing Conductor	Conductor material	Copper	Conductor csa
			16mm ²
	Continuity check	✓	
Main protective bonding conductors	Conductor material	N/A	
	Conductor csa		
	Continuity check	N/A	
Bonding of extraneous-conductive parts	Water installation pipes:	Gas installation pipes:	Oil service:
	Structural steel:	Lightning protection:	Other incoming services:
Main Switch / Switch-Fuse / Circuit-breaker / RCD			
Location		BS(EN)	BS EN 60947-3
	No. of poles	2	Rated voltage
			240V
	Fuse rating or setting		Rated current
			100A
		Conductors material	Copper
		Conductors csa	2 x 25mm ²
Front End Residual Current Device details (if applicable):			
Operating current $I_{\Delta n}$	N/A	Operating time @ $I_{\Delta n}$	Type 'S' RCD (time delayed)

EICR Inspection Schedule


If the schedule item applies to a particular board or circuit, this is shown in the 'Location' column. Further detail can be found in the 'Observations' section.

Item No	Description	Outcome	Location
1.0 Distributor's (DNO) Supply intake equipment (VISUAL INSPECTION ONLY)			
1.1	Condition of service cable	✓	
1.2	Condition of service head	✓	
1.3	Condition of distributor's earthing arrangement	✓	
1.4	Condition of meter tails - distributor or consumer	✓	
1.5	Condition of metering equipment	✓	
1.6	Condition of isolator (where present)	N/A	
1.	Distributor's (DNO) Supply intake equipment - general observation	✓	
2.0 Presence of adequate arrangements for other sources such as micro-generators			
2.	Presence of adequate arrangements for other sources such as micro-generators (551.6; 551.7)	N/A	
3.0 Earthing & bonding arrangements			
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	
3.	Earthing & bonding arrangements - not covered by any BS7671 item in Section 3	✓	
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)	✓	
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)	✓	
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	✓	
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 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/ enclosures (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)	✓	
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	

Item No	Description	Outcome	Location
4.	Consumer unit(s) / Distribution board(s) - not covered by any BS7671 item in Section 4	✓	
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 (to include the integrity of conduits and trunking systems, both metal and plastic) (521.10.1)	✓	
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; Section 543)	✓	
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 (refer to: Extent and Limitations) (522.6.202)	✓	
5.11	Cables concealed under floor, above ceilings, or in walls/partitions, adequately protected protected against mechanical damage (refer to: Extent and Limitations) (522.6.204)	✓	
5.12.1	Provision of additional requirements for protection by RCD not exceeding 30 mA for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓	
5.12.2	Provision of additional requirements for protection by RCD not exceeding 30 mA for the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓	
5.12.3	Provision of additional requirements for protection by RCD not exceeding 30 mA for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓	
5.12.4	Provision of additional requirements for protection by RCD not exceeding 30 mA for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓	
5.12.5	Provision of additional requirements for protection by RCD not exceeding 30 mA for 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)	LIM - Limitation	Installation
5.15	Cables segregated/separated from communications cabling (528.2)	LIM - Limitation	Installation
5.16	Cables segregated/separated from non-electrical services (528.3)	LIM - Limitation	Installation
5.17.1	Termination of cables at enclosures - indicate extent of sampling in Extent & Limitations of the report (Section 526); Connections soundly made and under no undue strain (526.6)	LIM - Limitation	Installation
5.17.2	Termination of cables at enclosures - indicate extent of sampling in Extent & Limitations of the report (Section 526); No basic insulation of a conductor visible outside enclosure (526.8)	LIM - Limitation	Installation
5.17.3	Termination of cables at enclosures - indicate extent of sampling in Extent & Limitations of the report (Section 526); Connection of live conductors adequately enclosed (526.5)	LIM - Limitation	Installation
5.17.4	Termination of cables at enclosures - indicate extent of sampling in Extent & Limitations of the report (Section 526); Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	LIM - Limitation	Installation
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 protective devices in line conductors only (132.14.1, 530.3.3)	✓	
5.22	Provision of relevant certification confirming that the electrical installation, or alteration, has been inspected and verified in accordance with Chapter 64	✓	
5.	Final circuits - not covered by any BS7671 item in Section 5	✓	
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)	N/A	
6.2	Where used as a protective measure, requirements for SELV or 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	
6.	Location(s) containing a bath or shower - not covered by any BS7671 item in Section 6	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 installations applied)	N/A	
8.0 Not covered by any BS7671 Inspection Schedule section			

Item No	Description	Outcome	Location
8.	Not covered by any BS7671 Inspection Schedule section	N/A	

Distribution Schedule: DB 001

DB Location:		Supply Derived From:	Main Supply	Primary Overcurrent Device:	BS 1361 Fuse System G (Clip-in)
DB Type/No:		Voltage:		OPD Current Rating	100A
Designation:		No. of phases:	1	OPD Short circuit capacity	
Tested by:	Robert Butler	Signature		Date	12 March 2021

Circuit	Circuit Description	Type of wiring	Reference Method	No. of points	Circuit Conductors		Max disconnection time perm	Protective device				Max Permitted Earth Loop	RCD				
					Live	CPC		BS (EN)	Type	Rating	Breaking capacity		BS (EN)	Type	Rating	I _{Δn}	No. of poles
1	Sockets	PVC T&E	-----	-----	2.5mm ²	1.5mm ²	0.4s	60898	B	16A	6kA	2.73Ω	61008	AC	63A	30mA	2
2	Porch Light	PVC T&E	-----	-----	1.5mm ²	1.0mm ²	0.4s	60898	B	6A	6kA	-----	61008	AC	63A	30mA	2
3	Floodlight	PVC T&E	-----	-----	1.5mm ²	1.0mm ²	0.4s	60898	B	6A	6kA	-----	61008	AC	63A	30mA	2
6	Door access	PVC T&E	-----	-----	1.5mm ²	1.0mm ²	0.4s	60898	B	6A	6kA	-----	61008	AC	63A	30mA	2
7	Lights	PVC T&E	-----	-----	1.5mm ²	1.0mm ²	0.4s	60898	B	6A	6kA	-----	61008	AC	63A	30mA	2

Test Results: DB 001

Phase sequence confirmed:		Z _s at DB:		Vulnerable circuits and/or installed equipment:	
Supply polarity confirmed:		I _{pf} at DB:			

Details of Test Instruments Used					
Continuity:	Kewtech KT 63	Insulation resistance:	Kewtech KT 63	Earth fault loop impedance:	Kewtech KT 63
RCD:	Kewtech KT 63	Earth electrode resistance:	N/A		

Circuit	Circuit Description	Ring Final Circuit Continuity			Continuity		Insulation Resistance Test Voltage	Insulation Resistance			Polarity	Max Measured Earth Loop	RCD Test Results				Manual AFDD test button operation
		r ₁ (line)	r _n (neutral)	r ₂ (cpc)	R ₁ + R ₂	R ₂		Live-Live	Live-Neutral	Live-Earth			Test Button	No trip at ½I _{Δn}	Op time at I _{Δn}	Op time at 5I _{Δn}	
1	Sockets	N/A	N/A	N/A	0.53Ω	-----	250V	N/A	>500MΩ	>500MΩ	✓	-----	Pass	No trip	36ms	22ms	N/A
2	Porch Light	N/A	N/A	N/A	-----	0.30Ω	250V	N/A	>500MΩ	>500MΩ	✓	-----	Pass	No trip	36ms	22ms	N/A
3	Floodlight	N/A	N/A	N/A	0.72Ω	-----	250V	N/A	>500MΩ	>500MΩ	✓	-----	Pass	No trip	36ms	22ms	N/A
6	Door access	N/A	N/A	N/A	-----	0.25Ω	250V	N/A	>500MΩ	>500MΩ	✓	-----	Pass	No trip	50ms	22ms	N/A
7	Lights	N/A	N/A	N/A	-----	0.28Ω	250V	N/A	>500MΩ	>500MΩ	✓	-----	Pass	No trip	50ms	22ms	N/A

Condition Report

Guidance for Recipients [to be appended to the Certificate)

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 'Summary of the Condition of the Installation'). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Observations section).
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. The Extent and Limitations of Inspection and Testing section 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 the Observations section as C1 (' Danger present'), the safety of those using the installation is at risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in the Observations section as C2 ('Potentially dangerous'), the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in the Observations section 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 Recommendations section).
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 the Recommendations section of the Report under 'Recommendations ' and on a label at or near to the consumer unit/distribution board.