

## ELECTRICAL INSTALLATION CONDITION REPORT

(Requirements for Electrical Installations – BS 7671 :2008 as amended to 2015 IET Wiring Regulations)

### A. DETAILS OF THE CLIENT

Client:

Address:

### B. PURPOSE OF THE REPORT

Purpose for which this report is required:

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

### C. DETAILS OF THE INSTALLATION

Occupier:

Address:

Description of premises :  Domestic  Commercial  Industrial  Other, please specify :Estimated age of the wiring system  Years. Evidence of additions or alterations  Yes  No  Not ApparentInstallation records available?  Yes  No Date of last inspection  If yes, estimated age  years

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

Extent of the electrical installation covered by this report

Agreed limitations including the reasons, see Regulations 634.2

Limitations 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 7671:2008 as amended to 2015

It should be noted that cables concealed within trunking and conduits, under floors,, 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 where electrical equipment is present.

### E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Summary of the condition of the installation continued on additional pages? 

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

\* An unsatisfactory assessment indicates that dangerous and/or potentially dangerous conditions have been identified.

## F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

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

No remedial action is required

The following observations are made

Item No.	Description	Code

Additional Pages

Specify Page:

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.

Immediate remedial action required for items:

C1 – Danger present. Risk of injury. Immediate remedial action required.

Urgent remedial action required for items:

C2 – Potentially dangerous – urgent remedial action required.

Further investigation required for items:

C3 – Improvement recommended.     FI – Further Investigation required without delay

Improvement recommended for items

Please see the notes for recipient for guidance regarding the Classification codes.

## G. DECLARATION

I/We, being the electrically skilled 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.

I/We further declare that in my/our judgement, the said installation was overall in the following condition at the time the inspection was carried out, and that it should be further inspected as recommended (see I)

**OVERALL CONDITION**

**INSPECTION, TESTING AND ASSESSMENT BY:**

**REPORT REVIEWED AND CONFIRMED BY:**

Signature:

Signature:

Name

Name

CAPITALS:

CAPITALS:

Position

(Registered Qualified Supervisor for the Approved Contractor at J)

Date:

Date:

## H. SCHEDULES AND ADDITIONAL PAGES

Inspection Schedule: Page(s) 4,5,6

Additional pages, including additional source(s) data sheets:

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

Schedule of Test Results for the Installation:

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.

## I. NEXT INSPECTION

Where the overall assessment of the suitability of the installation for continued use on page 1 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 urgent investigation without delay is recommended for observations identified as 'Requiring further investigation' 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 after an interval of not more than:

## J. DETAILS OF APPROVED CONTRACTOR

Trading Title:

Telephone number:

Address:

Email Address:

Enrolment number:

Postcode:

Branch Number (if applicable)

## K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes and enter details, as appropriate

System Type(s)	Number and Type of Live Conductors			Nature of Supply Parameters		Characteristics of Primary Over-current Protective Device(s)	
<input type="checkbox"/> TN-S	<input type="checkbox"/> A.C		<input type="checkbox"/> D.C	Nominal voltage U (1)	<input type="text"/>	Volts	BS (EN) <input type="text"/>
<input type="checkbox"/> TN-C-S	<input type="checkbox"/> 1 phase (2 wire)		<input type="checkbox"/> 2 pole	Nominal frequency f (1)	<input type="text"/>	Hz	Type <input type="text"/>
<input type="checkbox"/> TT	<input type="checkbox"/> 2 phase (3 wire)	<input type="checkbox"/> 1 phase (3 wire)	<input type="checkbox"/> 3 pole	PFC I <sub>pf</sub> (1,2)	<input type="text"/>	kA	Rated current <input type="text"/>
<input type="checkbox"/> TN-C	<input type="checkbox"/> 3 phase (3 wire)	<input type="checkbox"/> 3 phase (4 wire)	<input type="checkbox"/> Other	Earth fault loop impedance Z <sub>e</sub> (1,2)	<input type="text"/>	Ω	Short circuit capacity <input type="text"/>
							Confirmation of supply polarity <input type="text"/>

## L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing	<input type="checkbox"/> Distributor's facility	Type	<input type="checkbox"/> Electrode resistance R	<input type="text"/>	Ω	
	<input type="checkbox"/> Installation earth electrode	Location of the earth electrode <input type="text"/>				
<b>MAIN PROTECTIVE CONDUCTORS</b>			<b>MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD</b>			
Earthing Conductor	Main protective bonding conductor	Bonding of extraneous parts		Type BS (EN)	Voltage rating <input type="text"/>	V
Conductor Material <input type="text"/>	Conductor Material <input type="text"/>	<input type="checkbox"/> Water	<input type="checkbox"/> Structural steel	No. of poles <input type="text"/>	Rated current in <input type="text"/>	A
Conductor csa mm <sup>2</sup> <input type="text"/>	Conductor csa mm <sup>2</sup> <input type="text"/>	<input type="checkbox"/> Gas	<input type="checkbox"/> Other	Supply Conductor	RCD Operating Current <input type="text"/>	mA
<input type="checkbox"/> Continuity Check (✓)	<input type="checkbox"/> Continuity Check (✓)	<input type="checkbox"/> Oil	<input type="checkbox"/> Lighting	Conductor csa mm <sup>2</sup> <input type="text"/>	RCD Operating Time <input type="text"/>	ms

This report is based on the model shown in BS 7671: 2008 amended to 2015

© ON\_DISC 2015 Page 3 of 9

## M. INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

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

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ITEM	DESCRIPTION				OUTCOME	LOCATION REFERENCE
4.20	RCDs provided for additional protection – includes RCBOs					
4.21	Confirmation of indication that SPD is functional					
4.22	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure					
5.0	<b>Distribution/final circuits</b> † <i>Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection</i>					
5.1	Identification of conductors					
5.2	Cables correctly supported throughout their length					
5.3	Condition of insulation of live parts					
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking ( <i>including confirmation of the integrity of conduit and trunking systems</i> )					
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation					
5.6	Adequacy of protective devices; type and rated current for fault protection					
5.7	Presence and adequacy of circuit protective conductors					
5.8	Co-ordination between conductors and overload protective devices					
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences					
5.10	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage					
-	• installed in prescribed zones (see Section D. Extent and limitations)					
-	• 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)					
5.11	Provision of additional protection by RCD not exceeding 30 mA					
-	† for all socket-outlets of rating 20 A or less					
-	† for mobile equipment not exceeding a rating of 32A for use outdoors					
-	† for cables installed in walls or partitions at a depth of less than 50 mm					
-	† for cables installed in walls / partitions containing metal parts regardless of depth					
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects					
5.13	Band II cables segregated/separated from Band I cables					
5.14	Cables segregated/separated from communications cabling					
5.15	Cables segregated/separated from non-electrical services					
5.16	Termination of cables at enclosures ( <i>extent of sampling indicated in Section D of the report</i> )					
-	• connections soundly made and under no undue strain					
-	• no basic insulation of a conductor visible outside enclosures					
-	• connections of live conductors adequately enclosed					
-	• adequately connected at point of entry to enclosure ( <i>glands, bushes etc.</i> )					
5.17	Condition of accessories including socket-outlets, switches and joint boxes					
5.18	Suitability of accessories for external influences					
5.19	Adequacy of working space / accessibility to equipment					
5.20	Single-pole devices for switching or protection in line conductors only					
6.0	Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)					
6.1	In general					
-	• presence and condition of appropriate devices					
-	• correct operation verified					

## M. INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

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
Isolation and switching (isolation, switching off for mechanical maintenance and functional switching) (continued)						
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)					
6.3	For isolation only					
-	• warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device					
7.0	Current-using equipment (Permanently connected)					
7.1	Condition of equipment in terms of IP rating					
7.2	Equipment does not constitute a fire hazard					
7.3	Enclosure not damaged/deteriorated so as to impair safety					
7.4	Suitability for the environment and external influences					
7.5	Security of fixing					
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>					
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					
8.0	Location(s) containing a bath or shower					
8.1	Additional protection by RCD not exceeding 30 mA					
-	• for low voltage circuits serving the location					
-	• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location					
8.2	Where used as a protective measure, requirements for SELV or PELV are met					
8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535					
8.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008					
8.5	Low voltage (e.g. 230 volts) socket outlets sited at least 3m from zone 1					
8.6	Suitability of equipment for external influences for installed location in terms of IP rating					
8.7	Suitability of equipment for installation in a particular zone					
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).					

### TEST INSTRUMENTS USED

Examination of insulation of live parts, not damaged during erection

Earth fault loop impedance

Insulation resistance

Continuity

RCD

Multi-function

Earth electrode resistance



# 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 (see Section E). 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 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 M 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 in Section M 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 in Section M 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 (see Section F).
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:

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 (I<sub>pf</sub>) 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 in Section E. Observation(s), if any, should be categorised in Section M 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 based upon Section I of this report 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” within Section M.
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 in Section M 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.