DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Requirements For Electrical Installations - BS 7671 IET Wiring Regulations

Report Reference:

1 DETAILS OF THE PERSON ORDERING THE REPORT

Client:

Address:

2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

Landlords safety report.

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

3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation address:

Estimated age of wiring system: 20 years

Evidence of additions/alterations: Yes if yes, estimated age: N/V years

Installation records available? (Regulation 651.1): No

Date of last inspection: N/A

4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

10% of visible and accessible accessories.

Agreed limitations including the reasons (see Regulation 653.2):

No Lifting of floor boards or inspection of loft space. As this was an occupied property not all accessories were visible and accessible. No removal of down lights from ceiling to preserve building fabrications. No insulation resistance testing between line and neutral.

Agreed with: Client

Operational limitations including the reasons:

Safety and Accessibility.

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 2018.
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.

5 SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

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

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

6 RECOMMENDATIONS

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 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' 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: 5 Years or change of tenant/owner

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

EXAMPLE

7 OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

N/A There are no items adversely affecting electrical safety

or

✔ The following observations and recommendations are made

Item No	Observations	Classification Code
1	Inspection Schedule Item 1.4: Meter tails is recommended for improvement.	C3
2	Inspection Schedule Item 3.4: Confirmation of earthing conductor size (542.3; 543.1.1) is recommended for improvement.	C3

EXAMPLE

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

Immediate remedial action required for items:	N/A
Urgent remedial action required for items:	N/A
Improvement recommended for items:	1, 2
Further investigation required for items:	N/A

8 GENERAL CONDITION OF THE INSTALLATION

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

This installation complies with bs7671.

9 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 4 of this report.

Trading Title:

Address:

Registration Number (if applicable):

Telephone Number:

For the INSPECTION, TESTING AND ASSESSMENT covered by this report:

Name: | Position: | Signature | Date:

10 TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers)

Multi-functional:	9142051	Earth electrode resistance:	9142051
Insulation resistance:	9142051	Earth fault loop impedance:	9142051
Continuity:	9142051	RCD:	9142051

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements

TN-S	N/A
TN-C-S	✔
TT	N/A

Number and Type of Live Conductors

1-phase (2 wire):	✔	1-phase (3 wire):	N/A
3-phase (3 wire):	N/A	3-phase (4 wire):	N/A
Other:	N/A		

Confirmation of supply polarity: ✔

Nature of Supply Parameters

Nominal voltage(s):	U: 240 V	Uo: 230 V	
Nominal frequency, f:	50 Hz		
Prospective fault current, Ipf:	1.80 kA		
External earth fault loop impedance, Ze:	0.13 Ω		

Protective Device

BS(EN):	88-2 Fuse HRC
Type:	gG
Rated current:	63 A
Short-circuit capacity:	80 kA

12 PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of Earthing

Distributor's facility:	✔
Installation earth electrode:	N/A

Details of Installation Earth Electrode (where applicable)

Type:	N/A	Location:	N/A
Resistance to Earth:	N/A Ω	Method of measurement:	N/A

Maximum Demand (Load): 40 Amps

Protective measure(s) against electric shock: ADS

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Type BS(EN):	60947-3 Isolator	Current rating:	100 A	Supply conductors material:	Copper
Number of poles:	2	Fuse/device rating or setting:	N/A A	Supply conductors csa:	10 mm²
		Voltage rating:	240 V		

If RCD main switch:

Rated residual operating current (IΔn):	N/A mA
Rated time delay:	N/A ms
Measured operating time (at IΔn):	N/A ms

Earthing and Protective Bonding Conductors

Earthing conductor

Conductor material:	Copper	csa:	10 mm²	Connection/ continuity verified:	✔

Main protective bonding conductors

Conductor material:	Copper	csa:	10 mm²	Connection/ continuity verified:	✔

Bonding of extraneous-conductive parts

To water installation pipes:	✔	To gas installation pipes:	✔
To oil installation pipes:	N/A	To lightning protection:	N/A
To structural steel:	N/A	To other service(s):	N/A

EXAMPLE

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

Item	Description	Comments	Outcome
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)		
1.1	Service cable	N/A	✔
1.2	Service head	N/A	✔
1.3	Earthing arrangement	N/A	✔
1.4	Meter tails	tails to iso undersized	C3
1.5	Metering equipment	N/A	✔
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	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)	N/A	✔
3.2	Presence and condition of earth electrode connection where applicable (542.1.2	N/A	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514	N/A	✔
3.4	Co mat earthin onduct r size (542.3; 543.1.1)	undersized	C3
3.5	ibility and condit thing conductor at MET (543.3.2)	N/A	✔
3.6	Confir n of m ective bonding c uctor sizes (544.1)	N/A	✔
3.7	Condition and essib of main p bonding conductor connections (543.3.2; .1.2)	N/A	✔
3.8	Accessibility and conditio of te e bondin nections (543.3.1; 543.3.2)	N/A	N/A
4.0	CONSUMER UNIT(S) / DISTRIBUTIO BOA S)		
4.1	Adequacy of working space/accessibility to co mer / ir on board (132.12; 513.1)		✔
4.2	Security of fixing (134.1.1)	/A	✔
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/	✔
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.3)	N/A	✔
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	N/A	✔
4.6	Presence of main linked switch (as required by 462.1.201)	N/A	✔
4.7	Operation of main switch (functional check) (643.10)	N/A	✔
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	N/A	✔
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	N/A	✔
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	N/A	✔
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	N/A	N/A
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A	N/A
4.13	Presence of other required labelling (please specify) (Section 514)	N/A	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)	N/A	✔

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

EXAMPLE

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

Item	Description	Comments	Outcome
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	N/A	✔
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)	N/A	✔
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A	✔
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	N/A	N/A
4.19	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	N/A	✔
4.20	Confirmation of indication that SPD is functional (651.4)	N/A	N/A
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure	N/A	✔
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	N/A
5.0	FINAL CIRCUITS		
5.1	Identification of conductors (514.3.1)	N/A	✔
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	N/A	N/A
5.3	Condition of insulation of live parts (416.1)	N/A	✔
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	✔
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	N/A	✔
5.5	Adequacy of cables for current-carrying capacity with reference to the type and nature of installation (Section 523)	N/A	✔
5.6	Coordination between conductors and overload protective device (433.1; 533.2.1)	N/A	✔
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	✔
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	N/A	✔
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	✔
5.10	Concealed cables installed in prescribed zones (see Section 4. Extent and Limitations) (522.6.202)	N/A	N/A
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section 4. Extent and	N/A	N/A
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:		
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)	N/A	✔
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	✔
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A	✔
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	✔
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	N/A	✔

EXAMPLE

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

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

Item	Description	Comments	Outcome
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	N/A
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	N/A
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	N/A
5.17	Termination of cables at enclosures - indicate extent of sampling in Section 4 of the report (Section 526)		
5.17.1	Connections soundly made and under no undue strain (526.6)	N/A	✔
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	✔
5.17.3	Connection of live conductors adequately enclosed (526.5)	N/A	✔
5.17.4	Adequate cord grip at point of entry to enclosure (glands, bushes etc.) (522.6)	N/A	✔
5.18	Correct selection of accessories including socket-outlets, switches and joint boxes (651.2(v))	N/A	✔
5.19	Suitability of accessories for external influences (512.2)	N/A	✔
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	N/A	✔
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	N/A	✔
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER		
6.1	Additional protection for all low voltage circuits by RCD not exceeding 30 mA (701.411.3.3)	N/A	✔
6.2	Where used as a protective measure, requirements for SELV met (701.414.4.5)	N/A	✔
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)		✔
6.4	Presence of supplementary bonding conductors, unless not required BS 7671:2018 (701.415.2)	N/A	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 List all other special installation or locations present, if any. (Record separately the results of particular inspections)		
7.1	N/A	N/A	N/A
7.2	N/A	N/A	N/A
7.3	N/A	N/A	N/A
7.4	N/A	N/A	N/A
7.5	N/A	N/A	N/A
7.6	N/A	N/A	N/A
7.7	N/A	N/A	N/A
7.8	N/A	N/A	N/A
7.9	N/A	N/A	N/A
7.10	N/A	N/A	N/A

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

EXAMPLE

16 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Designation of consumer unit: D.B. 1 | Location: Hall Cupboard | Prospective fault current: 1.80 kA

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa Live mm²	Circuit conductors: csa cpc mm²	Max disconnect time permitted by BS7671 s	Overcurrent protective devices BS(EN)	Type No	Rating A	Capacity kA	RCD Operating current, IΔn mA	Maximum Zs permitted by BS7671 Ω	Circuit impedances (Ohms) Ring final circuits only (measured end to end) r1 (Line)	rn (Neutral)	r2 (cpc)	All circuits (one column to be completed) R1+R2	R2	Insulation resistance Live - Live MΩ	Live - Earth MΩ	Test voltage V	Polarity ✔	Maximum measured earth fault loop impedance Zs Ω	RCD Disconnection time ms	RCD Test button operation ✔	AFDD Test button operation ✔
1	cooker	A		N/A	6	2.5	0.4	60898	B	40	6	30	1.09	N/A	N/A	N/A	0.16	N/A	LIM	>200	250	✔	0.29	22.0	✔	N/A
2	sockets	A	C	N/A	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.47	0.47	0.78	0.28	N/A	LIM	>200	250	✔	0.41	22.0	✔	N/A
3	spare mcb	N/A	N/A	N/A	N/A	N/A	0.4	60898	B	32	6	30	1.37	N/A	N/A	N/A	N/A	N/A	LIM	> 200	250	N/A	N/A	22.0	✔	N/A
4	spare mcb	N/A	N/A	N/A	N/A	N/A	0.4	60898	B	16	6	30	2.73	N/A	N/A	N/A	N/A	N/A	LIM	> 200	250	N/A	N/A	22.0	✔	N/A
5	lights	A		N/A	1.5	1.0	0.4	8	B	6	6	30	7.28	N/A	N/A	N/A	N/A	0.16	LIM	>200	250	✔	N/A	22.0	N/A	N/A
6	sockets	A	C	N/A	2.5	1	4	60 8	B	32	6	30	1.37	0.78	0.78	1.30	0.46	N/A	LIM	>200	250	✔	0.59	17.0	✔	N/A
7	alarm	A	C	N/A	2.5	1.5	0.4	98	B		6	30	1.37	N/A	N/A	N/A	N/A	N/A	LIM	>200	250	N/A	N/A	17.0	✔	N/A
8	spare mcb	N/A	N/A	N/A	N/A	N/A	0.4	98		3	6		37	N/A	N/A	N/A	N/A	N/A	LIM	> 200	250	N/A	N/A	17.0	✔	N/A
9	lights	A	C	N/A	1.5	1.0	0.4	60898	B		3	7.28		N/A	N/A	N/A	0.37	LIM	>200	250	✔	N/A	17.0	N/A	N/A	
10	smokes	A	C	N/A	1.5	1.0	0.4	60898	B	6	6	7.28		N/A	N/A	1M	N/A	LIM	>200	250	LIM	LIM	17.0	N/A	N/A	

EXAMPLE

CODES FOR TYPE OF WIRING	A Thermoplastic insulated/sheathed cables	B Thermoplastic cables in metallic conduit	C Thermoplastic cables in nonmetallic conduit	D Thermoplastic cables in metallic trunking	E Thermoplastic cables in nonmetallic trunking	F Thermoplastic /SWA cables	G Thermosetting /SWA cables	H Mineral insulated cables	O - Other
									N/A

DOMESTIC ELECTRICAL INSTALLATION 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 5). 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 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 4 (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 4.
7. For items classified in Section 7 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 Section 7 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 Section 7 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 6).
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 6 of the Report under 'Recommendations' and on a label at or near to the consumer unit/ distribution board.