

# ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by an  
Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park,  
Houghton Regis, Dunstable LU5 5ZX

Original (To the person ordering the work)

## A. DETAILS OF THE CLIENT

Client: fineholm lettings Address: 114 Union St, Glasgow, Lanarkshire  
Postcode: G1 3QQ

## B. PURPOSE OF THE REPORT

This report must be used only for reporting on the condition of an existing installation.

Purpose for which  
this report is required: INSPECTION

Date(s) on which inspection and testing were carried out: 19/01/16

## C. DETAILS OF THE INSTALLATION

Occupier: Address: 4 Keenedy path 2-2  
Postcode:  
Estimated age of the electrical installation: 10 years Description of premises: domestic, commercial, industrial, other (Please state) DOMESTIC Evidence of alterations or additions N/A If yes, estimated age N/A years  
Date of previous inspection: N/A Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: N/A  
Records of installation available: N/A Records held by: AGENT

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

Extent of the electrical installation covered by this report:

ALL ELECTRICAL CIRCUITS

Agreed limitations including the reasons, if any, on the inspection and testing:

NO OPENING OF WALLS OR LIFTING OF FLOORBOARDS

Agreed with: AGENT

Operational limitations including the reasons (see page No. ----- )

NONE

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected.

## E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

GOOD

Summary of the condition of the installation continued on additional pages? No ☒ Yes ☐ Specify page

Overall assessment of the installation: SATISFACTORY / (Delete as appropriate)

An 'Unsatisfactory' assessment indicates that dangerous and/or potentially dangerous conditions have been identified

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

Page 1 of 8


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Please see the 'Notes for Recipients' on the reverse of this page.

# ELECTRICAL INSTALLATION CONDITION REPORT

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

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

There are **no** items adversely affecting electrical safety 

**or**

The following observations and recommendations for action are made

[illegible]

Additional pages? No ☒ Yes ☐ Specify page No(s):

† 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:

**Code C1** *'Danger present'. Risk of injury. Immediate remedial action required.*

**Code C2** *'Potentially dangerous'. Urgent remedial action required.*

**Code C3** *'Improvement recommended'.*

*Please see the reverse of this page for guidance regarding the Classification codes.*

**Immediate remedial action  
required for items:**

**Urgent remedial action required for items:**

**Further investigation required for items:**

**Improvement recommended for items:**

## 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 in page 1 (see C), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see F) and the attached schedules (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations of the inspection and testing (see D).

I/We further declare that in my/our judgement, the said installation was overall in

**SATISFACTORY** \_\_\_\_\_

condition (see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

\*Delete as appropriate

INSPECTION, TESTING AND ASSESSMENT BY:

Signature:

David Mackie

Name:  
(CAPITALS)

MR DAVID MACKIE

Position:

## ELECTRICIAN

Date:

19/01/16

REPORT REVIEWED AND CONFIRMED BY:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name:  
(CAPITALS)

Name: \_\_\_\_\_

*(Registered Qualified Supervisor for the Approved Contractor at J)*

Date:

Date: \_\_\_\_\_



# ELECTRICAL INSTALLATION CONDITION REPORT

## H. SCHEDULES AND ADDITIONAL PAGES

Inspection Schedule: Page(s) No 4, 5, 6

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

Page No(s)

Schedule of Circuit Details for the Installation: Page No(s) 7

Schedule of Test Results for the Installation: Page No(s) 8

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

I/We recommend that this installation is further inspected and tested after an interval of not more than

5 YEARS

(Enter interval in terms of years, months or weeks, as appropriate)

provided that any items at F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).

## J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: DM ELECTRICAL

Address: 48 west george street  
2nd floor

Telephone number: 01414236978

Email address: INFO@DM-ELECTRICAL.CO.UK



Enrolment number: (Essential information)

9 8 7 6 5 0

Postcode G2 1BP

Branch number: (if applicable)

## K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type(s)	Number and type of live conductors			Nature of supply parameters			Characteristics of primary supply overcurrent protective device(s)	
TN-S <input checked="" type="checkbox"/>	a.c. <input checked="" type="checkbox"/>	d.c. <input type="checkbox"/>		Nominal voltage(s): $U^{(1)}$	230 V	$U_o^{(1)}$ 230 V	BS(EN)	88
TN-C-S <input type="checkbox"/>	1-phase (2-wire) <input type="checkbox"/>	1-phase (3-wire) <input type="checkbox"/>	2-pole <input checked="" type="checkbox"/>	Nominal frequency, $f^{(1)}$	50 Hz	Notes: (1) by enquiry (2) by enquiry or by measurement (3) where more than one supply, record the higher or highest values (4) by measurement	Type	2
TN-C <input type="checkbox"/>	2-phase (3-wire) <input checked="" type="checkbox"/>		3-pole <input type="checkbox"/>	Prospective fault current, $I_{pf}^{(2)(3)}$	1.0 kA		Rated current	100 A
TT <input type="checkbox"/>	3-phase (3-wire) <input type="checkbox"/>	3-phase (4-wire) <input type="checkbox"/>	other <input type="checkbox"/>	External earth fault loop impedance, $Z_e^{(3)(4)}$	0.20 $\Omega$		Short-circuit capacity	16 kA
IT <input type="checkbox"/>	Other <input type="checkbox"/>	Please state		Number of sources	0		Confirmation of supply polarity	<input checked="" type="checkbox"/> (✓)

## L. PARTICULARS OF INSTALLATION AT THE ORIGIN




































<b>Means of earthing</b> Distributor's facility: <input checked="" type="checkbox"/> Installation earth electrode: <input type="checkbox"/>		<b>Details of installation earth electrode (where applicable)</b> Type: (eg rod(s), tape(s) etc) ----- Location: ----- Electrode resistance, $R_A$ : ----- ( $\Omega$ ) Method of measurement: -----																
<b>Main switch or circuit-breaker</b> Type: BS(EN) 60947-3 No of poles: 2 Voltage rating: 230 V Rated current, $I_n$ : 100 A Primary supply conductors: COPPER Primary supply conductors: 16 mm <sup>2</sup> RCD operating current, $I_{\Delta n}$ : 30 mA Rated time delay: 0.2 ms RCD operating time (at $I_{\Delta n}$ ): 0.4 ms		<b>Earthing and protective bonding conductors</b> <table> <tr> <th>Earthing conductor</th> <th>Main protective bonding conductors</th> <th>Bonding of extraneous-conductive-parts (✓)</th> </tr> <tr> <td>Conductor material: COPPER</td> <td>Conductor material: COPPER</td> <td>Water service: <input checked="" type="checkbox"/> Gas service: <input checked="" type="checkbox"/></td> </tr> <tr> <td>Conductor csa: 16 mm<sup>2</sup></td> <td>Conductor csa: 10 mm<sup>2</sup></td> <td>Oil service: <input type="checkbox"/> Structural steel: <input type="checkbox"/></td> </tr> <tr> <td>Connection/continuity verified: <input checked="" type="checkbox"/> (✓)</td> <td>Connection/continuity verified: <input checked="" type="checkbox"/> (✓)</td> <td>Lightning protection: <input type="checkbox"/> Other incoming service(s): <input type="checkbox"/></td> </tr> <tr> <td colspan="3">Specify</td> </tr> </table>		Earthing conductor	Main protective bonding conductors	Bonding of extraneous-conductive-parts (✓)	Conductor material: COPPER	Conductor material: COPPER	Water service: <input checked="" type="checkbox"/> Gas service: <input checked="" type="checkbox"/>	Conductor csa: 16 mm <sup>2</sup>	Conductor csa: 10 mm <sup>2</sup>	Oil service: <input type="checkbox"/> Structural steel: <input type="checkbox"/>	Connection/continuity verified: <input checked="" type="checkbox"/> (✓)	Connection/continuity verified: <input checked="" type="checkbox"/> (✓)	Lightning protection: <input type="checkbox"/> Other incoming service(s): <input type="checkbox"/>	Specify		
Earthing conductor	Main protective bonding conductors	Bonding of extraneous-conductive-parts (✓)																
Conductor material: COPPER	Conductor material: COPPER	Water service: <input checked="" type="checkbox"/> Gas service: <input checked="" type="checkbox"/>																
Conductor csa: 16 mm <sup>2</sup>	Conductor csa: 10 mm <sup>2</sup>	Oil service: <input type="checkbox"/> Structural steel: <input type="checkbox"/>																
Connection/continuity verified: <input checked="" type="checkbox"/> (✓)	Connection/continuity verified: <input checked="" type="checkbox"/> (✓)	Lightning protection: <input type="checkbox"/> Other incoming service(s): <input type="checkbox"/>																
Specify																		

\* (applicable only where an RCD is suitable and is used as a main circuit-breaker)



# ELECTRICAL INSTALLATION CONDITION REPORT

## INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

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 cut-out/fuse(s)		
1.3	Meter tails - distributor		
1.4	Meter tails - consumer		
1.5	Metering equipment		
1.6	Means of main isolation (where present)		
<b>2.0</b>	<b>Presence of adequate arrangements for parallel or switched alternative sources</b>		
<b>3.0</b>	<b>Automatic disconnection of supply</b>		
3.1	Main earthing and bonding arrangements		
	• Presence and condition of distributor's earthing arrangement		
	• Presence and condition of earth electrode arrangement		
	• Adequacy of earthing conductor size		
	• Adequacy of earthing conductor connections		
	• Accessibility of earthing conductor connections		
	• Adequacy of main protective bonding conductor size(s)		
	• Adequacy of main protective bonding conductor connections		
	• Accessibility of main protective bonding connections		
	• Provision of earthing/bonding labels at all appropriate locations		
3.2	FELV		
	• Source providing at least simple separation		
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises		
3.3	Reduced low voltage		
	• Adequacy of source		
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises		
<b>4.0</b>	<b>Other methods of protection (where the methods of protection listed below are employed, details should be provided on separate sheets)</b>		
4.1	Double insulation		
4.2	Reinforced insulation		
4.3	Use of obstacles		
4.4	Placing out of reach		
4.5	Non-conducting location		
4.6	Earth-free local equipotential bonding		
4.7	Electrical separation for more than one item of equipment		
<b>5.0</b>	<b>Distribution equipment</b>		
5.1	Adequacy of working space/accessibility of equipment		
5.2	Security of fixing		
5.3	Condition of insulation of live parts		
5.4	Adequacy/security of barriers		
5.5	Condition of enclosure(s) in terms of IP rating		
5.6	Condition of enclosure(s) in terms of fire rating		
5.7	Enclosure not damaged/deteriorated so as to impair safety		
5.8	Presence of main switch(es), linked where required		
5.9	Operation of main switch(es) (functional check)		
5.10	Correct identification of circuit protective devices		
5.11	Adequacy of protective devices for prospective fault current		
5.12	RCD(s) provided for fault protection – includes RCB0s		

\* All boxes must be completed.

✓ indicates Acceptable condition

LIM indicates a Limitation

N/A indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required state F/I  
(to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.



# ELECTRICAL INSTALLATION CONDITION REPORT

## INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
5.13	RCD(s) provided for additional protection – includes RCBOs	✓	
5.14	RCD(s) provided for protection against fire – includes RCBOs	✓	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	✓	
5.16	Presence of RCD retest notice at or near equipment where required	✓	
5.17	Presence of diagrams, charts or schedules at or near equipment where required	✓	
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	✓	
5.19	Presence of alternative supply arrangement warning notice(s) at or near equipment where required	✓	
5.20	Presence of replacement next inspection recommendation label	✓	
5.21	Presence of other required labelling ( <i>specify</i> )	✓	
5.22	Examination of protective device(s) and base(s); correct type and rating ( <i>no signs of unacceptable thermal damage, arcing or overheating</i> )	✓	
5.23	Protection against mechanical damage where cables enter equipment	✓	
5.24	Protection against electromagnetic effects where cables enter metallic enclosures	✓	
<b>6.0</b>	<b>Distribution/final circuits</b>		
6.1	Identification of conductors	✓	
6.2	Cables correctly supported throughout their length	✓	
6.3	Condition of insulation of live parts	✓	
6.4	Non-sheathed cables protected by enclosure in conduit, duct or trunking	✓	
6.5	Suitability of containment systems for continued use ( <i>including flexible conduit</i> )	✓	
6.6	Cables correctly terminated in enclosures ( <i>indicate extent of sampling in Section D of report</i> )	✓	
6.7	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓	
6.8	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓	
6.9	Adequacy of protective devices; type and rated current for fault protection	✓	
6.10	Presence and adequacy of circuit protective conductors	✓	
6.11	Co-ordination between conductors and overload protective devices	✓	
6.12	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓	
6.13	Cables where exposed to direct sunlight, of a suitable type	✓	
6.14	Concealed cables installed in prescribed zones ( <i>see extent and limitations</i> )	✓	
6.15	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD ( <i>see extent and limitations</i> )	n/a	
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	n/a	
6.17	Provision of additional protection by 30 mA RCD		
	• Where reasonably likely to be used to supply mobile equipment for use outdoors	✓	
	• For all socket-outlets of rating 20 A or less provided for use by ordinary persons	✓	
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
6.19	Band II cables segregated/separated from Band I cables	✓	
6.20	Cables segregated/separated from non-electrical services	✓	
6.21	Termination of cables at enclosures ( <i>identify numbers and locations of items inspected in Section D</i> )		
	• Connections under no undue strain	✓	
	• No basic insulation of a conductor visible outside an enclosure	✓	
	• Connections of live conductors adequately enclosed	✓	
	• Adequacy of connection at point of entry to enclosure ( <i>gland, bush or similar</i> )	✓	
6.22	General condition of wiring systems	✓	
6.23	Temperature rating of cable insulation	✓	
6.24	Condition of accessories including socket-outlets, switches and joint boxes	✓	
6.25	Suitability of accessories for external influences	✓	

\* All boxes must be completed.

✓ indicates Acceptable condition

LIM indicates a Limitation

N/A indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required state F/I

(to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.



# ELECTRICAL INSTALLATION CONDITION REPORT

## INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
<b>7.0</b>	<b>Isolation and switching</b>		
7.1	Isolators		
	• presence and condition of appropriate devices	✓	
	• acceptable location	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
	• Warning label posted in situations where live parts cannot be isolated by the operation of a single device	✓	
7.2	Switching off for mechanical maintenance		
	• presence and condition of appropriate devices	✓	
	• acceptable location	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.3	Emergency switching/stopping		
	• presence and condition of appropriate devices	✓	
	• readily accessible for operation where danger might occur	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.4	Functional switching		
	• presence and condition of appropriate devices	✓	
	• correct operation verified	✓	
<b>8.0</b>	<b>Current-using equipment (<i>permanently connected</i>)</b>		
8.1	Condition of equipment in terms of IP rating	✓	
8.2	Equipment does not constitute a fire hazard	✓	
8.3	Enclosure not damaged/deteriorated so as to impair safety	✓	
8.4	Suitability for the environment and external influences	✓	
8.5	Security of fixing	✓	
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire ( <i>indicate extent of sampling in Section D of report</i> )	✓	
8.7	Recessed luminaires (e.g. 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	✓	
<b>9.0</b>	<b>Location(s) containing a bath or shower</b>		
9.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA	n/a	
9.2	Where used as a protective measure, requirements for SELV or PELV are met	n/a	
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	n/a	
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	n/a	
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	n/a	
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	n/a	
9.7	Suitability of equipment for installation in a particular zone	n/a	
9.8	Suitability of current-using equipment for a particular position within the location	n/a	
<b>10.0</b>	<b>Other special installations or locations</b>		
	List special locations present, if any. List the results of particular inspections applied. – a separate page is required for each location	✓	

\* All boxes must be completed.

✓ indicates **Acceptable condition**

'LIM' indicates a **Limitation**

'N/A' indicates **Not applicable**

Unacceptable condition state **C1** or **C2**

Improvement recommended state **C3**

Further investigation required state **F/I**  
(to determine whether danger or potential danger exists)

**Outcome**

Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.



## SCHEDULE OF CIRCUIT DETAILS FOR THE PRIMARY DISTRIBUTION BOARD

TO BE COMPLETED IN EVERY CASE		TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*	
Location of distribution board:	HALLWAY	Supply to distribution board is from: _____	No of phases: _____ Nominal voltage: _____ V
Distribution board designation:	FLAT	Overcurrent protective device for the distribution circuit:	Associated RCD (if any): BS (EN) _____
		Type: _____ Rating: _____ A	RCD No of poles: _____ I <sub>Δn</sub> _____ mA

## CIRCUIT DETAILS

[illegible]

\* In such cases, details of the distribution (sub-main) circuit(s), together with the test results for the circuit(s), must also be provided on continuation schedules.

↑ See Table 4A2 of Appendix 4 of BS 7671

CODES FOR TYPE OF WIRING								
A	B	C	D	E	F	G	H	0 (Other - please state)
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic /SWA cables	Thermosetting/ SWA cables	Mineral-insulated cables	

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IPN3/13

**See next page for  
Schedule of Test Results**



## SCHEDULE OF TEST RESULTS FOR THE PRIMARY DISTRIBUTION BOARD

<b>TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</b>				<b>Test instruments (serial numbers) used:</b>			
Characteristics at this distribution board							
 Confirmation of supply polarity				Earth fault loop impedance			
☆ See note below				RCD			
$Z_s$	0.21	$\Omega$	Operating times at $I_{\Delta n}$	---	ms	Multi function	9375083
$I_{pf}$	1.0	kA	RCD (if any) At $5I_{\Delta n}$ (if applicable)	---	ms	Other	---
Insulation resistance				---			
Continuity				---			

[illegible]

\* Note: Where the installation can be supplied by more than one source, such as a primary source (e.g. public supply) and a secondary source (e.g. standby generator), the higher or highest values must be recorded.

**TESTED BY**

Signature:

Carol Mackie

Position:

ELECTRICAN

Name:  
(CAPITALS)

MR DAVID MACKIE

Date of testing:

19/01/16

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**See previous page for  
Schedule of Circuit Details**