

# ELECTRICAL INSTALLATION CONDITION REPORT

MD4868 - Duplicate



Lister Electrical Ltd 01904 798649

A. Details of the Client/Person Ordering the Report	B. Reason for Producing this Report
Client: <input type="text" value="SIMPSON PROPERTIES"/> Address: <input type="text" value="THE CATALYST"/> <input type="text" value="BAIRD LANE"/> <input type="text" value="YORK"/> <input type="text" value="NORTH YORKSHIRE"/> <input type="text" value="YO10 5GA"/>	Purpose of this report: <input type="text" value="CLIENTS REQUEST"/> Date(s) on which Inspection: and testing was carried out <input type="text" value="18/08/2020"/>

C. Details of the Installation which is the Subject of this Report	Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Description of premises: <input type="text" value="N/A"/> Other: <input type="text" value="N/A"/> Estimated age of wiring system: <input type="text" value="30"/> yrs Evidence of alterations or additions: <input checked="" type="checkbox"/> If yes estimated Age <input type="text" value="&lt;5"/> yrs Date of previous inspection: <input type="text" value="Not Known"/>
Installation: <input type="text" value="23 HESLINGTON ROAD"/> Occupier: <input type="text" value="Occupier"/> Address: <input type="text" value="YORK"/> <input type="text" value="NORTH YORKSHIRE"/> <input type="text" value="YO10 5AR"/> Record of Installation available: <input type="text" value="N/A"/> Records held By: <input type="text" value="N/A"/>	

D. Extent and Limitations Inspection and Testing	
Extent of Electrical Installation covered by this report: <input type="text" value="--See Additional Page--"/> Operational Limitations including the reasons (See page No <input type="text" value="N/A"/> ) <input type="text" value="None"/>	Agreed limitations including the reasons (See regulation 653.2) <input type="text" value="--See Additional Page--"/> Agreed with name <input type="text" value="SIMPSON PROPERTIES"/>
This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to <input type="text" value="July 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.	

E. Summary of the Condition of the Installation	General condition of the installations (In terms of electrical safety) <input type="text" value="PLEASE REFER TO THE REPORT SIM/80519/D FOR THE CONDITION OF THE INSTALLATION."/> <input type="text" value="--See Additional Page--"/> Overall assessment of the installation <input type="text" value="Satisfactory"/> *An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.
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F. Recommendations
Where the overall assessment of the suitability of the installation for continued use above is stated as SATISFACTORY, I 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). Observation classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken I recommend that the installation is further inspected and tested by <input type="text" value="18/08/2025"/>

G. Declaration	I, <input type="text" value="J. LISTER ELECTRICAL LTD,"/> 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 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.
Trading Title and address <input type="text" value="2 BIRCH COURT, OSBALDWICK LINK ROAD, YORK, NORTH YORKSHIRE, YO19 5JA"/>	NICEIC Enrolment Number <input type="text" value="10012"/> Branch No. (If Applicable) <input type="text" value="N/A"/>
Inspected and tested by: Name <input type="text" value="IAN GARDINER"/> Position <input type="text" value="APPROVED ELECTRIC"/> Signature <input type="text"/> Report authorised for issue by: Name <input type="text" value="MATTHEW GABBITAS"/> Position <input type="text" value="QUALIFIED SUPERVIS"/> Signature <input type="text"/>	Date <input type="text"/> Date <input type="text"/>

H. Schedule(s)	The attached schedule(s) are part of this document and this report is valid only when they are attached to it. <input type="text" value="N/A"/> Schedule(s) of inspection and <input type="text" value="N/A"/> Schedule(s) of test results are attached
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I. Supply Characteristics and Earthing Arrangements				Nature of Supply Parameters		Supply protective device			
Earthing Arrangements		Number and Type of Live Conductors							
TN-S	<input checked="" type="checkbox"/>	a.c.	<input checked="" type="checkbox"/>	d.c.	N/A	Nominal Voltage	$U^{(1)}$ N/A V	BS(EN)	
TN-C-S	N/A	1-Phase (2 wire)	<input checked="" type="checkbox"/>	1-Phase (3 wire)	N/A	Nominal Voltage	$U_0^{(1)}$ 230 V	LIM	
TN-C	N/A	2-Phase (3 wire)	N/A	3 Wire	N/A	Nominal frequency	$f^{(1)}$ 50 Hz	Type	N/A
TT	N/A	3-Phase (3 wire)	N/A	3-Phase (4 wire)	N/A	Prospective fault current	$I_{pf}^{(2)}$ 1.35 kA	Nominal current rating	LIM A
IT	N/A	Other	N/A		Other	External loop impedance	$Z_e^{(2)}$ 0.17 $\Omega$	Short circuit capacity	N/A kA
Confirmation of supply polarity				<input checked="" type="checkbox"/>		Number of supplies		1	
						(Note: (1) by enquiry, (2) by enquiry or by measurement)			

J. Particulars of Installation Referred to in the Report			
Means of earthing		Details of installation Earth Electrode (where applicable)	
Distributor's facility	<input checked="" type="checkbox"/>	Type (e.g. rod(s), tape etc.)	N/A
Installation earth electrode	N/A	Resistance to Earth	N/A $\Omega$
		Location	N/A
		Method of measurement	N/A

Main Protective Conductors		Tick boxes and enter details as applicable							
Earthing Conductor	Material	Copper	csa	16	mm <sup>2</sup>	Continuity Verified	<input checked="" type="checkbox"/>	Connection Verified	<input checked="" type="checkbox"/>
Main protective bonding conductors	Material	Copper	csa	10	mm <sup>2</sup>	Continuity Verified	<input checked="" type="checkbox"/>	Connection Verified	<input checked="" type="checkbox"/>
Bonding of Incoming Service						Maximum Demand (Load)			
Water installation pipes	<input checked="" type="checkbox"/>	Gas installation pipes	<input checked="" type="checkbox"/>	Structural Steel	N/A	Lightning protection	N/A	40 Amps	
Oil installation pipes	N/A	Please State				Protective measure(s) against electric shock			
Other incoming service(s)		N/A	N/A			ADS			

Main Switch / Switch-Fuse / Circuit-Breaker / RCD							
Location	HALLWAY HIGH LEVEL			Current rating	100 A	if RCD main switch	
Type BS(EN)	60947-3	No of poles	2	Fuse/Device rating or setting	100 A	Rated residual operation current, $I_{\Delta n}$	N/A mA
Supply Conductors material	Copper	Supply Conductors csa	25	Voltage rating	230 V	Rated time delay	N/A ms
						RCD Operating time at, $I_{\Delta n}$	N/A ms

K. Observations		
Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.		
No remedial action is required.	N/A	The following observations are made <input checked="" type="checkbox"/>
Item No	Observations	Code
1	PLEASE REFER TO THE REPORT FOR THE CONDITION OF THE INSTALLATION.	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	<input type="text" value="0"/>	
C2 - Potentially dangerous - urgent remedial action required	<input type="text" value="0"/>	
C3 - Improvement recommended	<input type="text" value="1"/>	
FI - Further investigation required without delay	<input type="text" value="0"/>	

Note: this form is suitable for many types of smaller installations 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		Comments	
<b>1.0</b>	<b>External condition of intake equipment (visual inspection only)</b>													
1.1	Service cable										✓		No	
1.2	Service head										✓		No	
1.3	Earthing arrangement										✓		No	
1.4	Meter tails										✓		No	
1.5	Metering equipment										✓		No	
1.6	Isolator (where present)										✓		No	
<b>2.0</b>	<b>Presence of adequate arrangements for other sources</b>													
2.1	Presence of alternative/additional supply warning notices at the origin of the installation										N/A		No	
<b>3.0</b>	<b>Earthing and bonding arrangements</b>													
3.1	Presence and condition of distributor's earthing arrangement										✓		No	
3.2	Presence and condition of earth electrode connection, where appropriate										N/A		No	
3.3	Confirmation of earthing conductor size										✓		No	
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)										✓		No	
3.5	Confirmation of main protective bonding conductor sizes										✓		No	
3.6	Condition and accessibility of main protective bonding conductor connections										✓		No	
3.7	Condition and accessibility of other protective bonding connections										✓		No	
3.8	Provision of earthing and bonding labels at all appropriate locations										✓		No	
<b>4.0</b>	<b>Consumer unit(s)/ Distribution board(s)</b>													
4.1	Adequacy of working space/accessibility to consumer unit/ distribution board										✓		No	
4.2	Security of fixing										✓		No	
4.3	Condition of enclosure(s) in terms of IP rating										✓		No	
4.4	Condition of enclosure(s) in terms of fire rating										✓		No	
4.5	Enclosure not damaged/deteriorated so as to impair safety										✓		No	
4.6	Presence of linked main switch										✓		No	
4.7	Operation of main switch(es) (functional check)										✓		No	
4.8	Operation of main switch (functional), main switch capable of being secured in the OFF position										✓		No	
4.9	Manual operation of circuit breakers and RCDs to prove disconnection (functional check)										✓		No	
4.10	Correct identification of circuits and protective devices										✓		No	
<b>4.11</b>	<b>Presence of required charts and labels:</b>													
4.11.1	Provision of diagram, chart, table or equivalent forms of information										C3 (see section K)		No	
4.11.2	Warning notice of durable material indicating there are live parts which are not capable of being isolated by a single device										✓		No	
4.11.3	Periodic inspection notice positioned at or near the origin of the installation										✓		No	
4.11.4	Presence of RCD six-monthly test notice at or near consumer unit/distribution board										✓		No	
4.11.5	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board										C3 (see section K)		No	
4.11.6	Presence of other required labelling provided										✓		No	
4.12	Compatibility of protective device(s), base(s) and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)										✓		No	
4.13	Single-pole switching or protective devices in the line conductors only										✓		No	
4.14	Protection against mechanical damage where cables enter consumer unit/ distribution board										✓		No	
4.15	Protection against electromagnetic effects where cables enter metallic consumer unit enclosure										✓		No	
4.16	RCDs provided for fault protection - includes RCBOs										✓		No	
4.17	RCDs provided for additional protection includes RCBOs										✓		No	
4.18	Confirmation of indication that SPD is functional										N/A		No	
4.19	Operation/adequacy of AFDD(s) where present										N/A		No	
4.20	Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure										✓		No	
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply										N/A		No	
4.22	Adequate arrangements where a generating set operates in parallel with the public supply										N/A		No	

Note: this form is suitable for many types of smaller installations 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		Comments	
<b>5.0</b>	<b>Distribution/final circuits</b>													
5.1	Identification of conductors										✓		No	
5.2	Cables correctly supported throughout										✓		No	
5.3	Condition of insulation of live parts										✓		No	
5.4	Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)										✓		No	
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation										✓		No	
5.6	Protective devices, type and rated current are suitable for fault protection										✓		No	
5.7	Presence and adequacy of circuit protective conductors										✓		No	
5.8	Co-ordination between conductors and overload protection devices										✓		No	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences										✓		No	
5.10	Cables adequately protected against mechanical damage and abrasion										✓		No	
<b>5.11</b>	<b>Provision of additional protection by 30 mA RCD for*:</b>													
5.11.1	- all socket-outlets with a rated current not exceeding 32 A										✓		No	
5.11.2	- mobile equipment not exceeding a rating of 32 A for use outdoors										✓		No	
5.11.3	- cables concealed in walls/partitions at a depth of less than 50 mm										✓		No	
5.11.4	- cables concealed in walls/partitions containing metal parts regardless of depth										N/A		No	
5.11.5	- all AC final circuits supplying luminaires within domestic household premises										✓		No	
<b>*Note: Older installations designed prior to BS 7671:2018 may not have been provided with RCDs for additional protection.</b>														
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects										✓		No	
5.13	Band II cables segregated/separated from Band I cables										✓		No	
5.14	Cables segregated/separated from communications cabling										✓		No	
5.15	Cables segregated/separated from non-electrical services										✓		No	
<b>5.16</b>	<b>Termination of cables at enclosures:</b>													
5.16.1	Connections soundly made and under no undue strain										✓		No	
5.16.2	No basic insulation of a conductor visible outside enclosure										✓		No	
5.16.3	Connection of live conductors adequately enclosed										✓		No	
5.16.4	Adequately connected at point of entry to enclosure										✓		No	
5.17	Condition of accessories including socket-outlets, switches and joint boxes is satisfactory										✓		No	
5.18	Suitability of accessories for external influences										✓		No	
5.19	Adequacy of working space/accessibility to equipment										✓		No	
5.20	Single-pole switching or protective devices in line conductors only										✓		No	
<b>6.0</b>	<b>Isolation and switching</b>													
<b>6.1</b>	<b>In general:</b>													
6.1.1	Presence and condition of appropriate devices										✓		No	
6.1.2	Correct operation verified										✓		No	
<b>6.2</b>	<b>For isolation and switching for mechanical maintenance only:</b>													
6.2.1	Capable of being secured in the OFF position where appropriate										✓		No	
6.2.2	Acceptable location (local/remote)										✓		No	
6.2.3	Clearly identified by position and/or durable marking(s)										✓		No	
<b>6.3</b>	<b>For isolation only:</b>													
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device										✓		No	
<b>7.0</b>	<b>Current-using equipment (permanently connected)</b>													
7.1	Condition of equipment in terms of IP rating										✓		No	
7.2	Equipment does not constitute a fire hazard										✓		No	
7.3	Enclosure not damaged/deteriorated so as to impair safety										✓		No	
7.4	Suitability for the environment and external influences										✓		No	
7.5	Security of fixing										✓		No	
7.6	Cable entry holes in ceiling above luminaires sized or sealed so as to restrict the spread of fire										✓		No	
	List number and location of luminaires inspected in section 9													



Board Details	
<p>TO BE COMPLETED IN EVERY CASE</p> <p>Location of Distribution Board: <b>HALLWAY HIGH LEVEL</b></p> <p>Distribution board designation: <b>DB 1</b></p>	<p>ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p> <p>Supply to distribution board is from: <b>N/A</b></p> <p>No of phases: <b>N/A</b>      Nominal Voltage: <b>N/A</b> V</p> <p>Overcurrent protective device for the distribution circuit</p> <p>Type BS(EN): <b>N/A</b>      Rating: <b>N/A</b> A</p> <p style="text-align: right;">Associated RCD (if any)</p> <p>BS(EN): <b>N/A</b></p> <p>RCD No of Poles: <b>N/A</b></p> <p>RCD Rating: <b>N/A</b> mA</p>

Circuit Details															
Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times (s)	Overcurrent protective device					RCD		
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS(EN)	AFDD	Type	Rating (A)	Short circuit capacity (kA)	Operating current (Δn)	Maximum permitted Zs (Ω)	
1/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3/S	SHOWER OFF LIVING ROOM	A	B	1	10	4	0.4	60898 MCB		B	32	6	30	1.09	
4/S	LOUNGE/FRONT ROOM SOCKETS	A	B	LIM	2.5	1.5	0.4	60898 MCB		B	20	6	30	1.75	
5/S	IMMERSION HEATER	A	B	1	2.5	1.5	0.4	60898 MCB		B	16	6	30	2.18	
6/S	DOWNSTAIRS/LANDING LIGHTS	A	B	13	1	1	0.4	60898 MCB		B	6	6	30	5.82	
7/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-	
8/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-	-	
9/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-	-	
10/S	COOKER	A	B	2	6	2.5	0.4	60898 MCB		B	32	6	30	1.09	
11/S	SHOWER THROUGH KITCHEN	A	B	1	6	2.5	0.4	60898 MCB		B	32	6	30	1.09	
12/S	KITCHEN/UPSTAIRS SOCKETS	A	B	11	2.5	1.5	0.4	60898 MCB		B	32	6	30	1.09	
13/S	UPSTAIRS LIGHTS/SMOKES	A	B	5	1	1	0.4	60898 MCB		B	6	6	30	5.82	
14/S	DOORBELL	A	B	1	1	1	0.4	60898 MCB		B	6	6	30	5.82	

Wiring Code								
A	B	C	D	E	F	G	H	O
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	Other



**Extent of Electrical Installation covered by this report, Continued. from page 1**

APPROXIMATELY 30% OF ACCESSORIES WERE REMOVED FOR VISUAL INSPECTION.  
APPROXIMATELY 90% OF CIRCUIT TESTING WAS CARRIED OUT.  
APPROXIMATELY 90% OF ACCESSORIES HAVE BEEN VISUALLY INSPECTED.

**Agreed limitations including the reasons, Continued. from page 1**

THE WHOLE OF THE ABOVE PROPERTY WITH THE EXCEPTION OF THE OUTSIDE LIGHTING ,THE HEATING SYSTEM AND VENTILATION SYSTEMS.  
THE MAIN EXTERNAL LOOP READING HAS BEEN OBTAINED WITH THE MAIN EARTH CONDUCTOR STILL CONNECTED.  
THE INSTALLATION RESISTANCE TEST WERE CARRIED OUT BETWEEN LIVE AND NEUTRAL TO EARTH IN ACCORDANCE WITH GUIDANCE NOTE 3.  
THE R1 + R2 VALUES HAVE BEEN CALCULATED.

**General condition of the installations (In terms of electrical safety), Continued. from page 1**

THIS CERTIFICATE IS INVALID UNLESS ACCOMPANIED IN FULL BY THE ABOVE MENTIONED REPORT.  
FOLLOWING THE REMEDIAL WORK ALL CODE 1 & 2 DEFECTS FROM THE ABOVE REPORT HAVE BEEN CARRIED OUT.  
ALL CODE 3 DEFECTS STILL EXIST BUT ARE OF A LESS SERIOUS NATURE.