ELECTRICAL INSTALLATION CONDITION REPORT

MD5126 - Master

NICEIC APPROVED CONTRACTOR

Lister Electrical Ltd- 01904 798649

A. Details of the Client/Person Ordering the Report

Client: SIMPSON PROPERTIES

Address:
THE CATALYST
BAIRD LANE
YORK
NORTH YORKSHIRE
YO10 5GA

B. Reason for Producing this Report

Purpose of this report:
CLIENTS REQUEST

Date(s) on which Inspection: and testing was carried out: 08/06/2021

C. Details of the Installation which is the Subject of this Report

Installation: 33 ABBOTSFORD ROAD

Occupier: Occupier

Address:
LAYERTHORPE
YORK
NORTH YORKSHIRE
YO10 3EE

Description of premises:	Domestic	Commercial	Industrial
	✓	N/A	N/A

Other: N/A

Estimated age of wiring system: 40 yrs

Evidence of alterations or additions: ✓ If yes estimated Age <10 yrs

Record of Installation available: N/A Records held By: N/A Date of previous inspection: Not Known

D. Extent and Limitations Inspection and Testing

Extent of Electrical Installation covered by this report:
.....
--See Additional Page--

Agreed limitations including the reasons (See regulation 653.2)
.....
--See Additional Page--

Agreed with name: ANDY SIMPSON

Operational Limitations including the reasons (See page No N/A)

None

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 February 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.

E. Summary of the Condition of the Installation

General condition of the installations (In terms of electrical safety)

PLEASE REFER TO THE REPORT SIM/31397/D FOR THE CONDITION OF THE INSTALLATION.
--See Additional Page--

Overall assessment of the installation: Satisfactory

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

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 08/06/2026

G. Declaration

I , being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by My 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 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:
J. LISTER ELECTRICAL LTD,
2 BIRCH COURT,
OSBALDWICK LINK ROAD,
YORK,
NORTH YORKSHIRE, YO19 5JA

NICEIC Enrolment Number: 10012

Branch No. (If Applicable): N/A

Inspected and tested by:

Name: PAUL NORFOLK Position: APPROVED ELECTRIC Signature: Date: 23/07/2021

Report authorised for issue by:

Name: MATTHEW GABBITAS Position: QUALIFIED SUPERVIS Signature: Date: 23/07/2021

H. Schedule(s)

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

N/A Schedule(s) of inspection and N/A Schedule(s) of test results are attached

I. Supply Characteristics and Earthing Arrangements

Earthing Arrangements		Number and Type of Live Conductors						Nature of Supply Parameters			Supply protective device	
TN-S	✓	a.c.	✓			d.c.	N/A	Nominal Voltage	U (1)	N/A V	BS(EN)	LIM
TN-C-S	N/A	1-Phase (2 wire)	✓	1-Phase (3 wire)	N/A	2 Wire	N/A	Nominal Voltage	U0 (1)	230 V	Type	N/A
TN-C	N/A	2-Phase (3 wire)	N/A			3 Wire	N/A	Nominal frequency	f (1)	50 Hz	Nominal current rating	LIM A
TT	N/A	3-Phase (3 wire)	N/A	3-Phase (4 wire)	N/A	Other	N/A	Prospective fault current	Ipf (2)	0.78 kA	Short circuit capacity	N/A kA
IT	N/A	Other	N/A					External loop impedance	Ze (2)	0.29 Ω		
		Confirmation of supply polarity	✓					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

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

Details of installation Earth Electrode (where applicable)

Type (e.g. rod(s), tape etc.)	N/A	Location	N/A
Resistance to Earth	N/A Ω	Method of measurement	N/A

Main Protective Conductors

Tick boxes and enter details as applicable

	Material	csa	mm²	Continuity Verified	Connection Verified
Earthing Conductor	Copper	16		✓	✓
Main protective bonding conductors	Copper	10		✓	✓

Bonding of Incoming Service

Water installation pipes	✓	Gas installation pipes	✓	Structural Steel	N/A	Lightning protection	N/A
Oil installation pipes	N/A						

Other incoming service(s): N/A — Please State: N/A

Maximum Demand (Load): 50 **Amps**

Protective measure(s) against electric shock: ADS

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

Location	GROUND FLOOR CLOAKROOM WC	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, IΔn	N/A mA
Supply Conductors material	Copper	Supply Conductors csa	25 mm²	Voltage rating	230 V	Rated time delay	N/A ms
						RCD Operating time at, IΔn	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 ✓

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	0
C2 - Potentially dangerous - urgent remedial action required	0
C3 - Improvement recommended	1
FI - Further investigation required without delay	0

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

MD5126 - Master

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
1.0	**External condition of intake equipment (visual inspection only)**		
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
2.0	**Presence of adequate arrangements for other sources**		
2.1	Presence of alternative/additional supply warning notices at the origin of the installation	N/A	No
3.0	**Earthing and bonding arrangements**		
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
4.0	**Consumer unit(s)/ Distribution board(s)**		
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
4.11	**Presence of required charts and labels:**		
4.11.1	Provision of diagram, chart, table or equivalent forms of information	✓	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	✓	No
4.11.6	Presence of other required labelling provided	C3 (see section K)	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	✓	No
4.22	Adequate arrangements where a generating set operates in parallel with the public supply	✓	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
5.0	**Distribution/final circuits**		
5.1	Identification of conductors	✓	No
5.2	Cables correctly supported throughout	C3 (see section K)	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
5.11	**Provision of additional protection by 30 mA RCD for*:**		
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
	***Note: Older installations designed prior to BS 7671:2018 may not have been provided with RCDs for additional protection.**		
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
5.16	**Termination of cables at enclosures:**		
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
6.0	**Isolation and switching**		
6.1	**In general:**		
6.1.1	Presence and condition of appropriate devices	✓	No
6.1.2	Correct operation verified	✓	No
6.2	**For isolation and switching for mechanical maintenance only:**		
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
6.3	**For isolation only:**		
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	✓	No
7.0	**Current-using equipment (permanently connected)**		
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		

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
7.7	**Recessed luminaires (downlighters):**		
7.7.1	Correct type of lamps fitted	N/A	No
7.7.2	Installed to minimise build-up of heat	N/A	No
7.7.3	No signs of overheating to surrounding building fabric	N/A	No
7.7.4	No signs of overheating to conductors/terminations	N/A	No
8.0	**Location(s) containing a bath or shower**		
8.1	**Additional protection by RCD not exceeding 30mA for:**		
8.1.1	- low voltage circuits serving the location	✓	No
8.1.2	- low voltage circuits passing through Zone 1 and Zone 2 not serving the location	✓	No
8.2	Where used as a protective measure, requirements for SELV or PELV are met	✓	No
8.3	Shaver sockets comply with BS EN 61558-2-5 (formerly BS 3535)	LIM	No
8.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2018	LIM	No
8.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from Zone 1	✓	No
8.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓	No
8.7	Suitability of equipment for installation in a particular zone	✓	No
9.0	**Other special installations or locations**		
	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied).		

Inspected By

Name: PAUL NORFOLK

Date: 23/07/2021

Signature:

Board Details

TO BE COMPLETED IN EVERY CASE

Location of Distribution Board: GROUND FLOOR CLOAKROOM WC

Distribution board designation: DB 1

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to distribution board is from: N/A

No of phases: N/A

Nominal Voltage: N/A V

Overcurrent protective device for the distribution circuit

Type BS(EN): N/A

Rating: N/A A

Associated RCD (if any)

BS(EN): N/A

RCD No of Poles: N/A

RCD Rating: N/A mA

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	Maximum permitted Zs (Ω)
					Live mm²	cpc mm²		BS(EN)	AFDD	Type	Rating (A)	Short circuit capacity (kA)	Operating current (IΔn)	
1/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-	-
2/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-	-
3/S	SHOWER	A	B	1	10	4	0.4	60898 MCB		B	40	6	30	0.87
4/S	COOKER	A	B	2	6	2.5	0.4	60898 MCB		B	32	6	30	1.09
5/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
6/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
7/S	CENTRAL HEATING	A	B	1	2.5	1.5	0.4	60898 MCB		B	16	6	30	2.18
8/S	FRONT ROOM SOCKETS	A	B	6	2.5	1.5	0.4	60898 MCB		B	16	6	30	2.18
9/S	LIGHTS	A	B	12	1.5	1	0.4	60898 MCB		B	6	6	30	5.82
10/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-	-
11/S	RCD Module (Split Board)	-	-	-	-	-	-	-	-	-	-	-	-	-
12/S	KITCHEN SOCKETS	A	B	7	2.5	1.5	0.4	60898 MCB		B	32	6	30	1.09
13/S	1ST FLOOR SOCKETS	A	B	6	2.5	1.5	0.4	60898 MCB		B	16	6	30	2.18
14/S	GROUND FLOOR BEDROOM SOCKETS	A	B	3	2.5	1.5	0.4	60898 MCB		B	16	6	30	2.18
15/S	GROUND FLOOR BEDROOM LIGHTS	A	B	6	1	1	0.4	60898 MCB		B	6	6	30	5.82
16/S	SMOKE ALARMS	A	B	8	1.5	1	0.4	60898 MCB		B	6	6	30	5.82
17/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-
18/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	-

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

Board Tests

TO BE COMPLETED IN EVERY CASE

Correct supply polarity confirmed ✓ | Phase sequence confirmed (where appropriate) N/A

Supplementary Conductors ✓

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Zs N/A Ω Ipf N/A kA

Operating times of associated RCD (if any) At I Δ n N/A ms

TEST INSTRUMENTS (SERIAL NUMBERS) USED

Earth fault loop impedance	101059631 PN	RCD	101059631 PN
Insulation resistance	101059631 PN	Multi-function	N/A
Continuity	101059631 PN	Other	N/A

Details of circuits and/or equipment vulnerable to damage

N/A

Circuit Tests

Circuit number and phase	Circuit Impedances Ω					Insulation resistance					Polarity (v)	Maximum measured earth fault loop impedance Ω	RCD		AFDD Test button operation	Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Test Voltage	Live/ Live MΩ	Live/ Neutral MΩ	Live/ Earth MΩ	Earth/ Neutral MΩ			Disconnection time (ms)	Test button operation		
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	($R_1 + R_2$)	(R_2)											
1/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3/S	N/A	N/A	N/A	✓	N/A	500	N/A	LIM	11.3	10.2	✓	0.69	39.1	✓		NO
4/S	N/A	N/A	N/A	✓	N/A	500	N/A	22.4	11.2	10.2	✓	0.48	39.1	✓		NO
5/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7/S	N/A	N/A	N/A	✓	N/A	500	N/A	LIM	11.2	10.2	✓	0.69	39.1	✓		NO
8/S	N/A	N/A	N/A	✓	N/A	500	N/A	LIM	10.9	10.2	✓	1.41	39.1	✓		NO
9/S	N/A	N/A	N/A	✓	N/A	500	N/A	LIM	10.4	10.2	✓	0.86	39.1	✓		NO
10/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12/S	0.37	0.39	0.60	✓	N/A	500	N/A	LIM	100+	100+	✓	1.27	25.5	✓		NO
13/S	N/A	N/A	N/A	✓	N/A	500	N/A	LIM	100+	100+	✓	1.14	25.5	✓		NO
14/S	N/A	N/A	N/A	✓	N/A	500	N/A	LIM	100+	100+	✓	1.10	25.5	✓		NO
15/S	N/A	N/A	N/A	✓	N/A	500	N/A	LIM	100+	100+	✓	1.51	25.5	✓		NO
16/S	N/A	N/A	N/A	✓	N/A	500	N/A	LIM	100+	100+	✓	1.16	25.5	✓		NO
17/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Tested By

Signature		Position	APPROVED ELECTRICIAN
Name	PAUL NORFOLK	Date of testing	08/06/2021

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

APPROXIMATELY 30% OF ACCESSORIES WERE REMOVED FOR VISUAL INSPECTION.
APPROXIMATELY 80% 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.

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.