



ELECTRICAL INSTALLATION CONDITION REPORT

CERTIFICATE: 19957

SECTION A. DETAILS OF THE PERSON ORDERING THE REPORT

Name: Rent My Home
Address: 61 Abbey Street Leicester Leicestershire LE1 3TE

SECTION B. REASON FOR PRODUCING THIS REPORT

Reason: Landlord safety inspection

Date(s) on which inspection and testing was carried out: 07/11/2024

SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier: Tenant
Address: Flat 23, Allied Place Abbey St Leicester Leicestershire LE1 3TD
Description of premises Residential ☒ Commercial ☒ Industrial ☐ Other (include brief description) ☐
Estimated age of the wiring system 15 years. Evidence of additions / alterations Yes ☐ No ☐ Not apparent ☒
If "yes", estimate age years. Installation records available? (Regulation 651.1) Yes ☐ No ☒ Date of last inspection

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report DB23 Flat 23 only

Agreed limitations including the reasons (see Regulation 653.2) Remaining flats

Agreed with: Manager

Operational limitations including the reasons (see page no N/A) N/A

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 as amended to 28/03/2022 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.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety): Combustible housed CU. Dual rcd present

No gas in property. No SPD

Overall assessment of the installation in terms of its suitability for continued use Satisfactory

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

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above 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 urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code FI).

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 by 04/12/2027 (date) for the following reasons: Good condition and readings

SECTION 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 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.

Inspected and tested by:

Name (Capitals): Khalid Saeed

Signature: 

For/on behalf of: Green Gem Electrical

Position: Electrician

Address: 42 Ringers Spinney Oadby Leicester LEICESTERSHIRE

Date: 04/12/2024



Report authorised for issue by:

Name (Capitals): Khalid Saeed

Signature: 

For/on behalf of: Green Gem Electrical

Position: Supervisor

Address: 42 Ringers Spinney Oadby Leicester LEICESTERSHIRE

Date: 04/12/2024

SECTION H. SCHEDULE(S)

Inspection Schedule(s) and Schedule(s) of Circuit Details and Test Results are attached.

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

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors	Nature of Supply Parameters	Supply Protective Device Characteristics
TN-C ☐	A.C. ☒ D.C. ☐	Nominal voltage, U / Uo ⁽¹⁾ 230 V	BS (EN): BS 1361
TN-S ☒	1-phase, 2-wire ☒ 2-wire ☐	Nominal Frequency, f ⁽¹⁾ 50 Hz	Type: 2
TN-C-S ☐	2-phase, 3-wire ☐ 3-wire ☐	Prospective fault current, Ipf ⁽²⁾ 1.52 kA	Rated current: 80 A
TT ☐	3-phase, 3-wire ☐ Other ☐	External earth fault loop impedance, Ze ⁽²⁾ 0.15 Ω	
IT ☐	3-phase, 4-wire ☐	(Note (1) by enquiry (2) by enquiry or by measurement)	
Confirmation of supply polarity ☒			

Other sources of supply (as detailed on attached schedule) ☐

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode (where applicable)
Distributor's Facility ☒	Type
Installation earth electrode ☐	Location
	Electrode resistance to earth Ω

Main Protective Conductors

Earthing conductor:	Material: Copper	csa: 16 mm²	Connection / continuity verified: ☒
Main protective bonding conductors	Material: Copper	csa: 10 mm²	Connection / continuity verified: ☒

To water installation pipes ☒	To gas installation pipes ☐	To oil installation pipes ☐	To structural steel ☐
To lightning protection ☐	To other ☐ Specify:		

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

Location Entrance Hall	Current rating 80 A	If RCD main switch
BS(EN) EN 60947-3	Fuse / device rating or setting 100 A	RCD Type
No of poles 2	Voltage rating 230 V	Rated residual operating current (IΔn) mA
		Rated time delay ms
		Measured operating time ms

SECTION K. OBSERVATIONS

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing section No remedial action is required ☒ The following observations are made ☒ (see below):

Inspection Schedule Item No. or 'Test'	OBSERVATION(S)	Classification Code C1, C2, C3 or FI (see below)
1	Non combustible housing advised fo cu	C3
2	SPD advised	C3
3	Type A rcd advised	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 action required

C2 - Potentially dangerous - urgent remedial action required

C3 - Improvement recommended

FI - Further investigation required without delay



CONDITION REPORT INSPECTION SCHEDULE

CERTIFICATE: 19957

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 <i>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</i>		
1.0	INTAKE EQUIPMENT (VISUAL INSPECTION ONLY) An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome.													
1.1	Distributor/supplier intake equipment													
	• Service cable											✓		
	• Service head											✓		
	• Earthing arrangement											✓		
	• Meter tails											✓		
	• Metering equipment											✓		
	• Isolator (where present)											✓		
	NOTE 1: Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. NOTE 2: For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and a comment made in Section K.													
	Person ordering work / dutyholder notified											✓		
1.2	Consumer's isolator (where present)											✓		
1.3	Consumer's meter tails											✓		
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)											✓		
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)											✓		
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)											✓		
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)											✓		
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)											✓		
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)											✓		
3.6	Confirmation of main protective bonding conductor sizes(544.1)											✓		
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)											✓		
3.8	Accessibility and condition of other protective bonding conductors (543.3.1; 543.3.2)											✓		
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)											✓		
4.2	Security of fixing (134.1.1)											✓		
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)											✓		
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)											✓		
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)											✓		
4.6	Presence of main linked switch (as required by 462.1.201)											✓		
4.7	Operation of main switch (functional check) (643.10)											✓		
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)											✓		
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)											✓		
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)											✓		
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)											✓		
4.12	Presence of other required labelling (please specify) (Section 514)											✓		
4.13	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)											✓		
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)											✓		
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)											✓		
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)											✓		
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)											✓		
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)											✓		
4.19	Confirmation of indication that SPD is functional (651.4)											C3		
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)											✓		
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)											✓		
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)											✓		



CONDITION REPORT INSPECTION SCHEDULE (CONTINUED)

CERTIFICATE: 19957

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 <i>(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)</i>		
5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)											✓		
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)											✓		
5.3	Condition of insulation of live parts (416.1)											✓		
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)													
	• To include the integrity of conduit and trunking systems (metallic and plastic)											✓		
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)											✓		
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)											✓		
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)											✓		
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)											✓		
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)											✓		
5.10	Concealed cables installed in prescribed zones (see Section D. <i>Extent and limitations</i>) (522.6.202)											✓		
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i>) (522.6.204)											✓		
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:													
	• for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)											✓		
	• for the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)											✓		
	• for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)											✓		
	• for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)											✓		
	• Final circuits supplying luminaries with domestic (household) premises (411.3.4)											✓		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)											✓		
5.14	Band II cables segregated/separated from Band I cables (528.1)											✓		
5.15	Cables segregated/separated from communications cabling (528.2)											✓		
5.16	Cables segregated/separated from non-electrical services (528.3)											✓		
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)													
	• Connections soundly made and under no undue strain (526.6)											✓		
	• No basic insulation of a conductor visible outside enclosure (526.8)											✓		
	• Connections of live conductors adequately enclosed (526.5)											✓		
	• Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)											✓		
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))											✓		
5.19	Suitability of accessories for external influences (512.2)											✓		
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)											✓		
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)											✓		
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)											✓		
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)											N/A		
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)											N/A		
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)											N/A		
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)											✓		
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)											✓		
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)											✓		
6.8	Suitability of current-using equipment for particular position within the location (701.55)											✓		
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)											✓		
8.0	PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)													
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.											N/A		

Distribution board details

DB reference: DB23LocationFLAT 23Supplied from:Iso gg

Distribution circuit OCPD: BS (EN):Type:Rating/Setting: 80A

SPD Details: Type(s)*: T1T2T3NA

CIRCUIT DETAILS															
Circuit number	Circuit Description	Type of wiring	Reference method	Number of points served	Live (mm²)	CPC (mm²)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Z _s (Ω)§	BS (EN)	Type	IΔ _n (mA)	Rating (A)
R1	RCD1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	1667	61008	AC	30	63
1	Cooker	A	C	1	6	2.5	60898 (0.4s)	B	32	6	1.09	N/A	N/A	N/A	N/A
2	Sockets	A	C	5	2.5	1.5	60898 (0.4s)	B	32	6	1.09	N/A	N/A	N/A	N/A
3	Heating	A	C	1	6	2.5	60898 (0.4s)	B	32	6	1.09	N/A	N/A	N/A	N/A
4	Ventilation	A	C	1	1.5	1	60898 (0.4s)	B	6	6	5.87	N/A	N/A	N/A	N/A
R2	RCD2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10	1667	61008	AC	30	63
6	Sockets	A	C	6	2.5	1.5	60898 (0.4s)	B	32	6	1.09	N/A	N/A	N/A	N/A
7	Water heater	A	C	1	2.5	1.5	60898 (0.4s)	B	16	6	2.18	N/A	N/A	N/A	N/A
8	Lights	A	C	12	1.5	1	60898 (0.4s)	B	6	6	5.87	N/A	N/A	N/A	N/A
9	Smoke Alarm	A	C	2	1.5	1	60898 (0.4s)	B	6	6	5.87	N/A	N/A	N/A	N/A

CODES FOR TYPES OF WIRING								
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 - please state

* SPD Type. Where a combined T1 + T2 or T3 device is installed, indicate by ticking both Type boxes.

† Where a T3 SPD is installed to protect sensitive equipment, enter details in 'Remarks', column 31, of the Schedule of Test Results. (See section 534 of BS 7671:2018+A2:2022.)

‡ See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.

§ Where the maximum permitted earth fault loop impedance value stated in column 12 is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the 'Remarks', column 31, of the Schedule of Test Results.



Distribution board details

DB reference: DB23 Z_{db} 0.15 Ω I_{pf} 1.52 kA

Confirmed: Correct polarity ☒ Phase sequence ☒

SPD: Operational status confirmed ☐ N/A ☒

Details of test instruments used (serial and/or asset numbers)

Multifunction: 11162889

Continuity:

Insulation resistance:

Earth fault loop impedance:

RCD:

Earth electrode resistance:

TEST RESULT DETAILS

Circuit number	Continuity (Ω)					Insulation resistance			Polarity #	Z _s (Ω)	RCD		AFDD	Remarks Include details of circuits and/or installed equipment vulnerable to damage when testing (continue on a separate sheet if necessary)
	Ring final circuit			(R ₁ + R ₂) or R ₂		Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)		Maximum measured	Disconnection time (ms)**	Test button operation	Manual test button operation	
	r ₁ (line)	r _n (neutral)	r ₂ (cpc)	(R ₁ + R ₂)	R ₂									
R1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	N/A	36.8	✓	✓	N/A
1	N/A	N/A	N/A	N/A	N/A	500	>400	>400	✓	0.41	N/A	N/A	N/A	N/A
2	0.34	0.34	0.57	N/A	N/A	500	>400	>400	✓	0.47	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	500	>400	>400	✓	0.34	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	500	>400	>400	✓	0.24	N/A	N/A	N/A	N/A
R2	N/A	N/A	N/A	N/A	N/A	500	>400	>400	✓	0.51	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	N/A	29.5	✓	✓	N/A
7	0.40	0.40	0.65	N/A	N/A	500	>400	>400	✓	0.33	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	500	>400	>400	✓	0.39	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	500	>400	>400	✓	0.41	N/A	N/A	N/A	N/A

Tested by name (Capitals): Khalid Saeed

Signature:

Date: 07/11/2024

† Not all SPDs have visible functionality indication.
Where this schedule is issued with an Electrical Installation Condition Report, and incorrect polarity is identified, an 'X' should be entered.
** RCD effectiveness is verified using an alternating current test at rated residual operating current ()
†† Not all AFDDs have a test button.