RJE/CE96 **DPM18**

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

Original to the person ordering the work

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR

Trading Title: R3 ELECTRICAL SOLUTIONS LTD
Address: FORD COTTAGE
AMBLESIDE
COUNTY DURHAM
Postcode: DH8 9BA Tel No: 07465208805

DETAILS OF THE CLIENT

Contractor Reference Number (CRN): STRI 15384
Name: C/O JACK BARNETT (ROUT NORTH EAST)
Address: 4/2 AIDAN HOUSE BUSINESS CENTRE
SUNDERLAND ROAD GATESHEAD
Postcode: NE8 3HU Tel No: N/A

DETAILS OF THE INSTALLATION

Occupier: C/O ROUT NORTH EAST.
Address: 196 ALBERT ROAD
JARROW
SOUTH TYNESIDE
Postcode: NE32 5JA Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required: 5 YEARLY INSPECTION AND TESTING OF ELECTRICAL INSTALLATION FOR COMPLIANCE TO LANDLORDS SAFETY CERTIFICATION

Date(s) when inspection and testing was carried out: (10/3/2021) Records available: (N/A) Previous inspection report available: (N/A) Previous report date: (N/A)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

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

ELECTRICAL INSTALLATION IS IN REASONABLE CONDITION, ALL EARTHING, BONDING AND PROTECTIVE DEVICES CONFORM TO BS 7671 (2018

Estimated age of electrical installation: (20) years Evidence of additions or alterations: (N/A) Overall assessment of the installation is: **Satisfactory** ~~**Unsatisfactory***~~ *(delete as appropriate)*

PART 4 : DECLARATION

INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 7, having exercised reasonable skill and care when carrying out the inspection and testing of the existing installation, hereby CERTIFY that the information in this report, including the observations (page 2) and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

Name (capitals): ROBERT JOHNSTON Signature: Date: 10/3/2021

REVIEWED BY

Name (capitals): ROBERT JOHNSTON Signature: Date: 10/3/2021

**An unsatisfactory assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified in PART 6, or that Further Investigation (CODE FI) without delay is required.*

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Please see the 'Notes for Recipient'

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PART 5 : NEXT INSPECTION

I/We (as indicated on page 1) recommend that subject to the necessary remedial work being taken, this installation should be further inspected and tested after an interval of not more than 5 years/~~months~~* (delete as appropriate)

Give reason for recommendation: UPDATE LANDLORDS SAFETY CERTIFICATION

PART 6 : OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

CODES: *One of the following Codes, as appropriate, has been allocated to each of the observations made below to indicate to the person(s) responsible for the electrical 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'	CODE FI 'Further Investigation Required'

Referring to the Schedule of Items Inspected (see PART 10), the attached Schedule of Circuit Details and Test Results (see PART 12), and subject to any agreed limitations listed in PART 7:

There are no items adversely affecting electrical safety (.....), OR The following observations and recommendations for action are made:

Item No	Observation(s)	Code	Location Reference
(1)	FIT RCD TO PROTECT 2 CIRCUITS WITH 30 mA ADDITIONAL PROTECTION	(C3)	(AH AREA)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)
(.....)		(.....)	(.....)

Additional pages? (N/A) State page numbers: (N/A)

Immediate action required for items: (N/A)

Improvement recommended for items: (1)

Urgent remedial action required for items: (N/A)

Further investigation required for items: (N/A)

**The proposed date for the next inspection should take into consideration any legislative or licensing requirements and 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.*

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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

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PART 7 : DETAILS AND LIMITATIONS ON THE INSPECTION AND TESTING

The inspection and testing has been carried out in accordance with *BS 7671: 2018*, 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 unless specifically agreed between the Client and the Inspector prior to inspection.

Details of the installation covered by this report: FULL ELECTRICAL INSTALLATION (see additional page No. N/A)

Agreed limitations including the reasons, if any, on the inspection and testing: NONE

Agreed with (print name): JAKE BARNETT

Extent of sampling (inspection only): 80% (see additional page No. N/A)

Operational limitations including the reasons: TENANT RESIDING IN PROPERTY (see additional page No. N/A)

PART 8 : SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements

TN-C-S: (✓) TN-S: (N/A) TT: (N/A)

Other *(state)*: N/A

Supply protective device

(BS (EN) 361)

Type: (2) Rated current: (60) A

Number and type of live conductors

AC 1-phase, 2-wire: (✓)

Other *(state)*: N/A

Confirmation of supply polarity: (✓)

Other sources of supply *(as detailed on attached schedule)* Page No: (N/A)

Nature of supply parameters

Nominal line voltage to Earth, U_0: (230) V

Nominal frequency, f: (50) Hz

Prospective fault current, I_{pf} [1]*: (0.79) kA

External loop impedance, Z_e [1]*: (0.25) Ω

[1] *By enquiry, measurement, or by calculation*

PART 9 : PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of Earthing

Distributor's facility: (✓)

Installation earth electrode: (N/A)

Where an earth electrode is used insert

Type – rod(s), tape, etc: (N/A)

Location: (N/A)

Electrode resistance to Earth: (N/A) 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: (✓)

Main protective bonding connections

Water installation pipes: (✓)

Gas installation pipes: (✓)

Structural steel: (N/A)

Oil installation pipes: (N/A)

Lightning protection: (N/A)

Other *(state)*: N/A

Main switch / Switch-fuse / Circuit-breaker / RCD

Type: (BS (EN) 60947-3)

Location: (UNDER STAIR CUPBOARD)

No. of poles: (2) Rating / setting of device: (100) A

Current rating: (100) A Voltage rating: (230) V

Where an RCD is used as the main switch

RCD rated residual operating current, $I_{\Delta n}$: (30) mA

Measured operating time: (29.4) ms Rated time delay: (40) ms

**Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, I_{pf}, and external earth fault loop impedance, Z_e, must be recorded.*

All fields must be completed. *Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)*

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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

Issued in accordance with BS 7671: 2018 – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 10 : SCHEDULE OF ITEMS INSPECTED

1. External condition of intake equipment (visual inspection only)
(If inadequacies are identified with the intake equipment, it is recommended the person ordering the report informs the appropriate authority)

1.1 Service cable: (✓)
1.2 Service head: (✓)
1.3 Earthing arrangement: (✓)
1.4 Meter tails:
a) Cutout fuse to meter (✓)
b) Meter to consumer unit (✓)
1.5 Metering equipment: (✓)
1.6 Isolator (where present): (✓)

2. Presence of adequate arrangements for other sources

2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply: (N/A)
2.2 Adequate arrangements where generating set operates in parallel with the public supply: (N/A)
2.3 Presence of alternative / additional supply warning notices: (N/A)

3. Earthing and bonding arrangements

3.1 Presence and condition of distributor's earthing arrangement: (✓)
3.2 Presence and condition of earth electrode connection, where appropriate: (N/A)
3.3 Confirmation of adequate earthing conductor size: (✓)
3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET): (✓)
3.5 Confirmation of adequate main protective bonding conductor sizes: (✓)
3.6 Accessibility and condition of main protective bonding conductor connections: (✓)
3.7 Accessibility and condition of other protective bonding connections: (✓)
3.8 Provision of earthing and bonding labels at all appropriate locations: (✓)

4. Consumer unit(s) / Distribution board(s)

4.1 Adequacy of working space / accessibility to consumer unit / distribution board: (✓)
4.2 Security of fixing: (✓)
4.3 Condition of enclosure(s) in terms of IP rating: (✓)
4.4 Condition of enclosure(s) in terms of fire rating: (✓)
4.5 Enclosure not damaged / deteriorated so as to impair safety: (✓)
4.6 Presence of linked main switch: (✓)
4.7 Operation of main switch(es) (functional check): (✓)
4.8 Main switch capable of being secured in the OFF position: (✓)
4.9 Operation of circuit-breakers and RCDs to prove disconnection (functional check): (✓)
4.10 Correct identification of circuits and protective devices: (✓)
4.11 Presence of appropriate circuit charts, warning and other notices:
a) Provision of circuit charts/schedules or equivalent forms of information (✓)
b) Warning notice of method of isolation where live parts not capable of being isolated by a single device (✓)
c) Periodic inspection and testing notice (✓)
d) Presence of RCD six-monthly notice, where required (✓)
e) Warning notice of non-standard (mixed) colours of conductors present (✓)
f) All other required labelling provided (✓)
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): (✓)
4.13 Single-pole switching or protective devices in the line conductors only: (✓)
4.14 Protection against mechanical damage where cables enter consumer unit / distribution board: (✓)
4.15 Protection against electromagnetic effects where cables enter metallic consumer unit / enclosure: (✓)
4.16 RCDs provided for fault protection – includes RCBOs: (✓)
4.17 RCDs provided for additional protection – includes RCBOs: (✓)
4.18 Confirmation of indication that SPD is functional: (✓)
4.19 Adequacy of AFDD(s), where specified: (N/A)
4.20 Confirmation that conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure: (✓)

5. Distribution / final circuits

5.1 Identification of conductors: (✓)
5.2 Cables correctly supported throughout: (✓)
5.3 Condition of insulation of live parts: (✓)
5.4 Non-sheathed live conductors protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems): (N/A)
5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation: (✓)
5.6 Adequacy of protective devices; type and rated current for fault protection: (✓)
5.7 Presence and adequacy of circuit protective conductors: (✓)
5.8 Co-ordination between conductors and overload protection devices: (✓)
5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences: (✓)
5.10 Cables adequately protected against mechanical damage and abrasion: (✓)
5.11 Provision of additional protection by 30 mA RCD *(see Note)*:
a) For all socket-outlets with a rated current not exceeding 32 A (✓)
b) For mobile equipment not exceeding a rating of 32 A for use outdoors (N/A)
c) For cables concealed in walls / partitions at a depth of less than 50 mm (✓)

All fields must be completed. *Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)*

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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Small installations up to 100 A single phase supply

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PART 10 : SCHEDULE OF ITEMS INSPECTED

d) For cables concealed in walls / partitions containing metal parts regardless of depth (✓)

e) For all AC final circuits supplying luminaires (✓)

Note: Older installations designed prior to BS 7671: 2008 may not have been provided with RCDs for additional protection.

5.12 Provision of fire barriers, sealing arrangements and protection against thermal effects: (✓)

5.13 Band II cables segregated / separated from Band I cables: (N/A)

5.14 Cables segregated / separated from communications cabling: (N/A)

5.15 Cables segregated / separated from non-electrical services: (✓)

5.16 Termination of cables at enclosures (extent of sampling indicated in PART 7 of the report):

a) Connections soundly made and under no undue strain (✓)

b) No basic insulation of a conductor visible outside enclosure (✓)

c) Connection of live conductors adequately enclosed (✓)

d) Adequately connected at point of entry to enclosure (✓)

5.17 Condition of accessories including socket-outlets, switches and joint boxes is satisfactory: (✓)

6. Isolation and switching
(isolation, switching off for mechanical maintenance and functional switching)

6.1 In general:

a) Presence and condition of appropriate devices (✓)

b) Correct operation verified (✓)

6.2 For isolation and switching for mechanical maintenance only:

a) Capable of being secured in the OFF position, where appropriate (✓)

b) Acceptable location (local / remote) (✓)

c) Clearly identified by position and / or durable marking(s) (✓)

6.3 For isolation only:

a) Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device (N/A)

7. Current-using equipment (permanently connected)

7.1 Condition of equipment in terms of IP rating: (✓)

7.2 Equipment does not constitute a fire hazard: (✓)

7.3 Enclosure not damaged / deteriorated so as to impair safety: (✓)

7.4 Suitability for the environment and external influences: (✓)

7.5 Security of fixing: (✓)

7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: (✓)

List number and location of luminaires inspected on a separate page: Page No. (N/A)

7.7 Recessed luminaires (downlighters):

a) Correct type of lamps fitted (✓)

b) Installed to minimise build-up of heat (✓)

c) No signs of overheating to surrounding building fabric (✓)

d) No signs of overheating to conductors / terminations (✓)

8. Location(s) containing a bath or shower

8.1 Additional protection by RCD not exceeding 30 mA:

a) For low voltage circuits serving the location (✓)

b) For low voltage circuits passing through Zone 1 and Zone 2 not serving the location (✓)

8.2 Where used as a protective measure, requirements for SELV or PELV are met: (✓)

8.3 Shaver sockets comply with *BS EN 61558-2-5* (formerly *BS 3535*): (N/A)

8.4 Presence of supplementary bonding conductors unless not required by *BS 7671: 2018*: (✓)

8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from Zone 1: (✓)

8.6 Suitability of equipment for external influences for installed location in terms of IP rating: (✓)

8.7 Suitability of equipment for installation in a particular zone: (✓)

9. Other Part 7 special installations or locations

List of all other special installations or locations, if any, present:

NONE

Indicate if the relevant requirements of Part 7 are satisfied and append results of inspection on a separate numbered page.

SCHEDULE OF ITEMS INSPECTED BY

Name (capitals): ROBERT SOMMERVILLE

Signature:

Date: 10/3/2021

PART 11 : SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections	Schedule of Circuit Details and Test Results for the installation	Additional pages, including data sheets for additional sources	Special installations or locations *(indicated in item 9. above)*	Continuation sheets
Page No(s): 4 & 5	Page No(s): 6	Page No(s): N/A	Page No(s): N/A	Page No(s): N/A

The pages identified are an essential part of this report (see Regulation 653.2).

All fields must be completed. *Enter either, as appropriate: '✓' if Acceptable condition; 'N/A' if Not applicable; 'LIM' if a Limitation exists; or Code appropriately – CODE 'C1', 'C2', 'C3' or 'FI' (codes to be recorded in PART 6, with additional comments (where appropriate) on attached numbered sheets)*

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PART 12 : SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Circuits/equipment vulnerable to damage when testing: SMOKE DETECTORS, BOILER, COOKER

CODES for Type of wiring: (A) Thermoplastic insulated / sheathed cables (B) Thermoplastic cables in metallic conduit (C) Thermoplastic cables in non-metallic conduit (D) Thermoplastic cables in metallic trunking (E) Thermoplastic cables in non-metallic trunking (F) Thermoplastic / SWA cables (G) Thermosetting / SWA cables (H) Mineral-insulated cables (O) other - state

Circuit number	Circuit description (* Where this consumer unit is remote from the origin of the installation, record details of the circuit supplying this consumer unit on the first line.)	Type of wiring (see Codes)	Reference Method (BS 7671)	Number of points served	Circuit conductor csa: Live (mm²)	Circuit conductor csa: cpc (mm²)	Max. disconnection time (BS 7671) (s)	Protective device: BS (EN)	Protective device: Type	Protective device: Rating (A)	Protective device: Short-circuit capacity (kA)	RCD: Operating current, $I_{\Delta n}$ (mA)	Maximum permitted Z_s for installed protective device** (Ω)	Circuit impedances (Ω) – Ring final circuits only (measured end to end): (Line) r_1	Ring final circuits only: (Neutral) r_n	Ring final circuits only: (cpc) r_2	All circuits (complete at least one column): $(R_1 + R_2)$	All circuits: R_2	Insulation resistance: Live / Live (MΩ)	Insulation resistance: Live / Earth (MΩ)	Insulation resistance: Test voltage DC (V)	Polarity (✓)	Max. measured earth fault/loop impedance, Zs (Ω)	RCD operating time (ms)	Test buttons: RCD (✓)	Test buttons: AFDD (✓)
*	MAIN SWITCH	N/A	N/A	N/A	N/A	N/A	N/A	60947	N/A	100	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	N/A	N/A	N/A	N/A
1	BOILER	A	101	1	2.5	1.5	N/A	60898	B	16	6	N/A	2.18	N/A	N/A	N/A	0.12	N/A	>999	>999	500	✓	0.52	N/A	N/A	N/A
2	SMOKE DETECTORS	A	101	2	1.5	1.0	N/A	60898	B	6	6	N/A	5.82	N/A	N/A	N/A	0.32	N/A	433	435	500	✓	0.47	N/A	N/A	N/A
3	RCD No 1	N/A	N/A	N/A	N/A	N/A	0.04	61008	C	63	6	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	N/A	29.4	✓	N/A
4	COOKER	A	101	1	6	2.5	0.04	60898	B	40	6	30	0.87	N/A	N/A	N/A	0.12	N/A	600	601	500	✓	0.25	29.4	✓	N/A
5	SOCKETS	A	101	10	2.5	1.5	0.04	60898	B	32	6	30	1.08	0.24	0.24	0.53	0.53	N/A	>999	>999	500	✓	0.35	29.4	✓	N/A
6	KITCHEN SOCKETS	A	101	4	2.5	1.5	0.04	60898	B	32	6	30	1.08	0.4	0.42	0.91	0.64	N/A	511	511	500	✓	0.56	29.4	✓	N/A
7	LIGHTS	A	101	8	1.5	1.0	0.04	60898	B	6	6	30	5.82	N/A	N/A	N/A	0.74	N/A	536	540	500	✓	0.68	29.4	✓	N/A
8																										
9																										
10																										
11																										
12																										
13																										
14																										
15																										
16																										
17																										
18																										

Location of consumer unit: UNDER STAIR CUPBOARD Designation: PROTEUS Prospective fault current at consumer unit (where applicable): 10.79 kA

TESTED BY Name (capitals): ROBERT JOHNSTON Position: ELECTRICIAN Signature: Date: 10/3/2021

TEST INSTRUMENTS (enter serial number against each instrument used)

Multi-function:	Continuity:	Insulation resistance:	Earth fault loop impedance:	Earth electrode resistance:	RCD:
101558454	101558454	101558454	101558454	N/A	101558454

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** Where figure is not taken from *BS 7671*, state source: ( )

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