

ELECTRICAL INSTALLATION CONDITION REPORT:																				
Name		Amari Properties. Mr Azeem Hamid																		
Address		29 Winchester Road, Winchester, SO23 8SD																		
SECTION B. REASON FOR PRODUCING THIS REPORT																				
Electrical Safety Certificate for rented HMO accommodation																				
Date(s) on which inspection and testing was carried out					30/03/2024															
SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS CERTIFICATE																				
Occupier		Amari Properties. Mr Azeem Hamid																		
Address		29 Winchester Road, Winchester, SO23 8SD																		
Description of premises (tick as appropriate)																				
Domestic		<input checked="" type="checkbox"/>		Commercial		<input type="checkbox"/>		Industrial		<input type="checkbox"/>		Other (include brief description)								
Estimated age of wiring system			40		years															
Evidence of additions/ alterations			Ye s		<input checked="" type="checkbox"/>		No		<input type="checkbox"/>		Not apparent		<input type="checkbox"/>		If yes, estimate age		1		Years	
Installation records available? (Regulation 621.1)			Ye s		<input type="checkbox"/>		No		<input checked="" type="checkbox"/>		Date of last inspection		N/A				(date)			
SECTION D. EXTENT AND LIMITATIONS OF INSPECTING AND TESTING																				
Extent of the electrical installation covered by this report																				
Tested all circuits from each consumer unit,																				
Agreed limitations including the reasons (see Regulation 634.2).																				
None																				
Agreed with			N/A																	
Operational limitations including the reasons (see page no. 1.....)					Office not finished due for retest.															
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to BS 7671:2018+A2:2022. 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 the 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)					Good condition of Wiring and electrical accessories, consumer units.															
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 F1) Observations classed 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: 30/03/2029..... (date) For the following reasons																				
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 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:					Report authorised for issue by:															
Name (Capitals)		MARK BURNET			Name (Capitals)		MARK BURNET													

Signature	M. Burnet	Signature	M. Burnet
For/on behalf of	Client	For/on behalf of	Client
Position	Approved Electrician	Position	Approved Electrician
Address	141 Oakley Road, Southampton, SO16 4LQ	Address	141 Oakley Road, Southampton, SO16 4LQ
Date	30/03/ 2024	Date	30/03/2024

SECTION H. SCHEDULES

1. [redacted] schedule(s) of inspection and 1 [redacted] schedule(s) of 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		AC	✓	DC		Nominal voltage U/ U _o ⁽¹⁾	230	V	BS (EN)	BS 1361	
TN-S	✓	1 phase, 2 wire		2 - wire		Nominal frequency, f ⁽¹⁾	50	Hz			
TN-C-S		2 phase, 3 wire		3 - wire		Prospective fault current. I _{pf} ⁽²⁾	1.1	kA	Type	2	
TT		3 phase, 3 wire		other		External loop impedance Z _e ⁽²⁾	0.23	Ω			
IT		3 phase, 4 wire	✓			(Note: 1 by enquiry, 2 by enquiry or by measurement)			Rated Current	100	A
		Confirmation of supply polarity		✓							
Other sources of supply (as detailed on attached schedule)						N/A					

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of earthing		Details of Installation Earth Electrode (where applicable)			
Distributor's facility	✓	Type			
		Location			
Installation Earth Electrode		Resistance to Earth			

Main Protective Conductors

Earthing conductor:	Material:	Copper	CSA	16	mm ²	Continuity and connection verified	✓
Main protective bonding conductors: (to extraneous-conductive-parts)	Material:	Copper	CSA	10	mm ²	Continuity and connection verified	✓
To water installation pipes	✓	To gas installation pipes	✓	To oil installation pipe		To structural steel	
To lightning protection		To other		Specify			

Main Switch / Switch-Fuse / Circuit-breaker / RCD

Location	Cupboard by front door	Current rating	100	A	If RCD main switch		
		Fuse rating or setting	N/A	A	Rated residual operating current	N/A	mA
B.S (EN)	60947-3	Voltage rating	230	V	Rated time delay	N/A	ms
No. of Poles	2				Measured operating time	N/A	ms

SECTION k. OBSERVATIONS

	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.											N/A
	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.											N/A
	Person ordering work/ dutyholder notified (Delete as appropriate)											Yes
	Consumer's isolator (where present)											✓
	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 distributors earthing arrangement (542.1; 542.1.2.2)											✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)											N/A
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)											✓
3.8	Accessibility and condition of all protective bonding conductors (543.1, 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 (621.2)											✓
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.											✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)											✓
Acceptable condition	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LI M	Not Acceptable	N/A
ITEM NO	DESCRIPTION									OUTCOME		
										(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)		
4.10	Presence of RCD quarterly test notice at or near consumer unit/distribution board (514.12.2)									✓		

4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	✓
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board	✓
4.13	Presence of other required labelling (please specify) (Section 514)	✓
4.14	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 – 6, Sect 432)	✓
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)	✓
4.16	Protection against mechanical damage where cables enter consumer unit/distribution boards (132.14.1, 522.8.1, 522.8.11)	✓
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board enclosures (521.5.1)	✓
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.204, 411.5.2, 531.2)	✓
4.19	RCD(s) provided for additional protection/ requirements – includes RCBOs (411.3.3; 415.1)	✓
4.20	Confirmation of indication that SPD is functional (651.4)	✓
4.21	Confirmation that ALL conductor connectors, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	✓
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	✓
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, Sec 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.)	✓
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 32A or less, unless an exception is permitted (411.3.3)	✓
	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	✓
	For cables concealed in walls at a depth of less than 50m (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 within domestic (household) premises (411.3.4)	✓

5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
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Acceptable condition	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LI M	Not Acceptable	N/A
ITEM NO	DESCRIPTION								OUTCOME			
									(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			
5.14	Band II cables segregated/separated from Band I cables (528.1)								N/A			
5.15	Cables segregated/separated from communications cabling (528.2)								N/A			
5.16	Cables segregated/separated from non-electrical services (528.3)								N/A			
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 (526.98)								✓			
	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 sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)								N/A			
6.4	Presence of supplementary bonding conductors unless not required by BS 7671:2020 (701.415.2)								✓			
6.5	Low voltage (e.g.230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)								N/A			
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701)								✓			
6.7	Suitability of accessories and control-gear etc. for a particular zone (701.512.3)								N/A			
6.8	Suitability of current-using equipment for particular position within the location (701.55)								N/A			
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			

Inspected by:

**Name
(Capitals)**

Mark Burnet

Signature

M.Burnet

Date

30/02/2024

GENERIC SCHEDULE OF CIRCUIT DETAILS

Certificate/ Report No:60245

Distribution board details					
DB Reference:	DB1	Location:	Cupboard by front door	Supplied from:	DNO
Distribution circuit (EN):	OCPD: BS 60947-3	Type:	2	Rating/setting:	100
SPD Details: Type(s)*	N/A	T2	<input checked="" type="checkbox"/>	T3	<input type="checkbox"/> N/A

CIRCUIT DETAILS

(1) Circuit number	(2) Circuit description	Conductor details					Overcurrent protective device					RCD			
		(3) Type of wiring	(4) Reference method †	(5) Number of points served	Number & size		(8) BS (EN)	(9) Type	(10) Rating (A)	(11) Breaking capacity (Ka)	(12) Max permitted Zs (Ω) §	(13) BS (EN)	(14) Type	(15) I (mA)	(16) Rating (A)
(6) Live (mm ²)	(7) CPC (MM ²)														
#	RCD 1	—	—	—	—	—	61008	AC	63	—	—	61008	AC	30	63
1	Flat 9 Cooker	A	103	2	4.0	2.5	60898	B	32	6	1.44	61008	Ac	30	63
2	Flat 8 Cooker	A	103	2	4.0	2.5	60898	B	32	6	1.44	61008	Ac	30	63
3	Flat 7 & 10 sockets	A	103	10	2.5	1.5	60898	B	32	6	1.44	61008	Ac	30	63
4	Central heating top floor	A	103	1	2.5	1.5	60898	B	16	6	2.87	61008	Ac	30	63
5	Lights second floor	A	103	9	1.5	1.0	60898	B	6	6	7.66	61008	Ac	30	63
6	Flat 7 Cooker	A	103	2	4.0	2.5	60898	B	32	6	1.44	61008	Ac	30	63
7	Flat 10 cooker	A	103	2	4.0	2.5	60898	B	32	6	1.44	61008	Ac	30	63
8	Flat 9, 11 & 8 sockets	A	103	14	2.5	1.5	60898	B	32	6	1.44	61008	Ac	30	63

CODES FOR TYPES OF WIRING

A	B	C	D	E	F	G	H	O
Thermoplastic insulated sheathed	Thermoplastic cables in metal	Thermoplastic cables in non-metallic	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 T2 + 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 source other than the tabulated values given in Cap 41 BS 7671, 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	Details of test instrument used (serial and/or asset numbers) Fluke 1651 calibrated 16th January 2024
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GENERIC SCHEDULE OF CIRCUIT DETAILS

Certificate/ Report No:60245

DB	DB1	Zd	0.23	Ω	Ip	1.1	kA	Multifunction9507111
Confirmed:	Correct polarity sequence	<input checked="" type="checkbox"/>	Phase sequence	N/A				Continuity:
SPD:	Operation status confirmed††	<input checked="" type="checkbox"/>	N/A					Insulation resistance:
								Earth fault loop impedance:
								RCD:
								Earth electrode resistance:

TEST RESULT DETAILS

(17) Circuit number	Continuity (Ω)				Insulation resistance			(26) Polarity#	Zs (Ω)	RCD		AF RB	Remarks
	Ring final circuit		(R1 + R2) on DB		(23) Test voltage (V)	(24) Live - Live (M Ω)	(25) Live - Earth (M Ω)			(28) Disconnection time (ms)**	(29) Test button operation		
	(18) r1 (Line) (Ω)	(19) r1 (Neutral)	(20) r2 (CPC)	(21) (R1 + R2)									
#	—	—	—	—	—	—	—	✓	—	30.2	✓	Na	<p>Remarks</p> <p>Include details of circuits and/ or installed equipment vulnerable to damage when testing</p> <p>(continue on a separate sheet if necessary)</p>
1	—	—	—	0.13	Na	500	>999	✓	0.46	30.2	✓	Na	
2	—	—	—	0.36	Na	500	>999	✓	0.59	30.2	✓	Na	
3	0.30	0.30	0.50	0.54	Na	500	>999	✓	0.77	30.2	✓	Na	
4	—	—	—	0.26	Na	500	>999	✓	0.49	30.2	✓	Na	
5	—	—	—	0.90	Na	500	>999	✓	1.13	30.2	✓	Na	
6	—	—	—	0.17	Na	500	>999	✓	0.40	51.2	✓	Na	
7	—	—	—	0.25	Na	500	>999	✓	0.48	51.2	✓	Na	
8	0.36	0.36	0.60	0.30	Na	500	>999	✓	0.53	51.2	✓	Na	

Tested by name (Capitals): MARK BURNET

Signature: M.Burnet

Date:30/03/2024

†† Not all SPDs have visible functionality indication.

An X, denoting incorrect polarity, cannot be entered on to this schedule when issued with an Electrical Installation Certificate.

** RCD effectiveness is verified using an alternating current test at rated residual operating current (I_{AN}).