ELECTRICAL INSTALLATION CONDITION REPORT

Certificate Reference 0096

A. DETAILS OF THE CLIENT

Client: Landlord

Client address:

26a St George's Drive
London
SW1V 4BN

B. REASON FOR PRODUCING THIS REPORT

Purpose of this report:

Health and safety

Date on which the inspection & testing was carried out: 07/07/2026

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

Occupier: As Client

Address: As Client

Installation records available: (Regulation 651.1) No

Records held by: N/A

Description of premises: Domestic

Estimated age of wiring system: 20 Years

Evidence of additions / alterations: (NP = Not apparent) NP **If yes, estimated age:** N/A Years

Date of last inspection: UNKNOWN

Last inspection certificate reference: na

D. EXTENT AND LIMITATIONS

Extent of the electrical installation covered by this report:

THE DISTRIBUTION BOARD, EARTHING ARRANGEMENTS, MAIN /SUPPLEMENTARY BONDING AND FINAL SUB CIRCUITS.SAMPLE TEST AS PER IEE GN3

Agreed limitations including the reasons: (see Regulation 653.2)

EXCLUDES SERVICE HEAD FUSE, EXCLUDES APPLIANCES WHICH MAY BE CONNECTED TO THE SYSTEM.
TESTED LIMITED TO VISIBLE ACCESSIBLE ITEMS.

Operational limitations including the reasons:

N/A

Agreed limitations agreed with:

LL

The inspection & testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 amended to July 2024

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 installation: (In terms of electrical safety)

The electrical installation is considered satisfactory for its age and general condition .

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

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

Satisfactory

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F. NEXT INSPECTION

Where the overall assessment of the suitability of the installation for continued use is stated as 'UNSATISFACTORY', I/we recommended that any observations classified as 'Danger Present' (C1), or 'Potentially Dangerous' (C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further Investigation Required' (FI). Observations classified as 'Improvement Recommended' (C3) should be given due consideration.

Subject to the necessary remedial action being taken I/we recommend that the installation is further tested and inspected by: 07/07/2031

G. DECLARATION

I/we, being the person(s) responsible for inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above and in the previous pages, having exercises 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 in to account the stated extend and limitations in section D of this report.

For and on behalf of: Richard Uri Electrical LTD
uririchard@gmail.com 07719545737
263 Kirkdale
London, SE26 4QD

Cps scheme:* N/A **Branch number:** N/A

Registration number: NICEIC 6468

Inspected and tested by

Name: Richard Uri **Position:** Electrician **Date:** 07/07/2026 **Signature:**



Report reviewed by

Name: Richard Uri **Position:** Electrician **Date:** 07/07/2026 **Signature:**



**Or other relevant organisation*

H. ATTACHMENTS

This certificate is valid only when 1 **Schedule(s) of Circuit Details & Test Results and** 1 **Schedule(s) of Inspections are attached.**

I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements: TN-C-S

Number and type of live conductors: AC - 1-phase (2 wire)

Nature of supply parameters

Nominal voltage U, (L-L):	230 V	(1)
Nominal frequency, f:	50 Hz	(1)
External earth fault loop imp. Ze:	0.21 Ω	(2)
Confirmation of supply polarity:	✔	
Nominal voltage Uo, (L-E):	230 V	(1)
Prospective fault current, Ipf:	1.09 kA	(2)
Number of supplies:	1	
Confirmation of phase rotation:	N/A	
Other sources of supply:	N/A	

Note: (1) by enquiry, (2) by enquiry or by measurement

Supply protective device

BS (EN):	1361 Fuse
Type:	2
Rated current:	60 A
Short-circuit capacity:	33 kA

J. PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of earthing

Distributors facility: ✔

Installation earth electrode: N/A

Maximum demand (load): 55 Amps **Method of protection against electric shock:** ADS

Details of installation earth electrode (where applicable)

Type: (e.g. rods, tape etc.) N/A **Location:** N/A

Method of measurement: N/A **Electrode resistance to earth:** N/A Ω

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K. MAIN PROTECTIVE EARTHING AND BONDING CONDUCTORS

Earthing conductor:	**Material:**	N/A	**csa:**	N/A mm²	**Connection / continuity verified:**	**LIM**	na Ω
Main protective bonding conductors:	**Material:**	N/A	**csa:**	N/A mm²	**Connection / continuity verified:**	**LIM**	

Main protective bonding conductor(s) to:

Water:	✔	N/A Ω	**Gas:**	✔	N/A Ω	**Structural steel:**	N/A	N/A Ω
Lightning protection:	N/A	N/A Ω	**Oil:**	N/A	N/A Ω	**Other (specify):**	N/A	N/A Ω

L. MAIN SWITCH/SWITCH-FUSE/CIRCUIT-BREAKER/RCD

Location:	Intake equipment		
BS (EN):	60947-3 Isolator	**No. of poles:**	2
Supply conductors material:	Copper	**Voltage rating:**	230 V
Supply conductors csa:	25 mm²	**kA capacity:** (if applicable)	N/A kA

Fuse / device rating or setting:	100 A
Current rating:	100 A
Current rating:	N/A A
Test button operation:	N/A

If RCD main switch

Rated residual (I∆n) operating current:	N/A mA
Rated time delay:	N/A ms
Measured operating time:	N/A ms
RCD Type:	N/A

M. OBSERVATIONS

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations..... **No remedial action is required:** N/A **Observations have been identified:** (see below) ✔

Item No	Observation(s)	Code
1	4.19 - Confirmation of indication that SPD is functional (651.4) Comments: NO SPD	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. 'X' = 'Inadequacies' which relates only to the intake equipment, 'Note' = General comment or note.

C1 = Danger present. Risk of injury. Immediate remedial action required	N/A	**C3 = Improvement recommended**	1
C2 = Potentially dangerous, urgent remedial action required	N/A	**FI = Further investigation required without delay**	N/A
LIM = Limitation	N/A	**NV = Not Verified**	N/A

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N. CONDITION REPORT INSPECTION SCHEDULE

Note: The persons responsible for the periodic inspection of the installation should include the relevant items in relation to the electrical installation, the inspection schedule can be reduced or expanded depending on the requirements for the installation.

Outcomes	Acceptable Condition	Pass	Unacceptable Condition	C1, C2 or X	Improvement Recommended	State C3	Further Investigation	FI	Not Verified	N/V	Limitation	LIM	Not Applicable	N/A

Item No.	Description	Result	Remarks
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)		
	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 N.		
1.1	Service cable	PASS	N/A
1.2	Service head	PASS	N/A
1.3	Earthing arrangement	PASS	N/A
1.4	Meter tails	PASS	N/A
1.5	Metering equipment	PASS	N/A
1.6	Isolator (where present)	PASS	N/A
	Person ordering work/dutyholder notified	Yes	
1.7	Consumer's isolator (where present)	PASS	N/A
1.8	Consumer's meter tails	PASS	N/A
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A	Not applicable
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)	PASS	N/A
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	Not applicable
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	PASS	N/A
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	PASS	N/A
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	PASS	N/A
3.6	Confirmation of main protective bonding conductor sizes (544.1)	PASS	N/A
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	PASS	N/A
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	PASS	N/A
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	PASS	N/A
4.2	Security of fixing (134.1.1)	PASS	N/A
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	PASS	N/A
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	PASS	N/A
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	PASS	N/A
4.6	Presence of main linked switch (as required by 462.1.201)	PASS	N/A
4.7	Operation of main switch (functional check) (643.10)	PASS	N/A
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	PASS	N/A
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	PASS	N/A
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	PASS	N/A
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A	Not applicable
4.12	Presence of other required labelling (please specify) (Section 514)	N/A	Not applicable
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)	PASS	N/A
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	PASS	N/A
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)	PASS	N/A
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/ enclosures (521.5.1)	PASS	N/A
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	PASS	N/A

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Note: The persons responsible for the periodic inspection of the installation should include the relevant items in relation to the electrical installation, the inspection schedule can be reduced or expanded depending on the requirements for the installation.

Outcomes	Acceptable Condition	Pass	Unacceptable Condition	C1, C2 or X	Improvement Recommended	State C3	Further Investigation	FI	Not Verified	N/V	Limitation	LIM	Not Applicable	N/A

Item No.	Description	Result	Remarks
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	PASS	N/A
4.19	Confirmation of indication that SPD is functional (651.4)	C3	NO SPD
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	PASS	N/A
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	Not applicable
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	Not applicable
5.0	FINAL CIRCUITS		
5.1	Identification of conductors (514.3.1)	PASS	N/A
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	PASS	N/A
5.3	Condition of insulation of live parts (416.1)	PASS	N/A
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	Not applicable
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	PASS	N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	PASS	N/A
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	PASS	N/A
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	PASS	N/A
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	PASS	N/A
5.9	Wiring system(s) appropriate for the types and nature of the installation and external influences (Section 522)	PASS	N/A
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	LIM	Not tested/inspected
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.2.4)	LIM	Not tested/inspected
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA:		
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)	PASS	N/A
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	PASS	N/A
5.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	PASS	N/A
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	PASS	N/A
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	PASS	N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	PASS	N/A
5.14	Band II cables segregated/separated from Band I cables (528.1)	PASS	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	PASS	N/A
5.16	Cables segregated/separated from non-electrical services (528.3)	PASS	N/A
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)		
5.17.1	Connections soundly made and under no undue strain (526.6)	PASS	N/A
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	PASS	N/A
5.17.3	Connections of live conductors adequately enclosed (526.5)	PASS	N/A
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	PASS	N/A
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	PASS	N/A
5.19	Suitability of accessories for external influences (512.2)	PASS	N/A
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	PASS	N/A
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	PASS	N/A

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Outcomes	Acceptable Condition	Pass	Unacceptable Condition	C1, C2 or X	Improvement Recommended	State C3	Further Investigation	FI	Not Verified	N/V	Limitation	LIM	Not Applicable	N/A

Item No.	Description	Result	Remarks
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	PASS	N/A
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	PASS	N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	PASS	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	PASS	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5m from zone 1 (701.512.3)	PASS	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	PASS	N/A
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	PASS	N/A
6.8	Suitability of current-using equipment for particular position within the location (701.55)	PASS	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)		
Locations	N/A		
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.		
Notes	N/A		

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Name: Richard Uri **Date:** 07/07/2026 **Signature:**



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To be completed in every case:

Location of Distribution Board: Dwelling

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: 230 V

Overcurrent protective device for the distribution circuit:

Type BS(EN): N/A

Rating: N/A A

Associated RCD: (if any)

BS(EN): 61008

RCD No of Poles: 2

RCD Rating: 30 mA

Circuit Details

SPD Details N/A

SPD Operation Status Confirmed:* N/A

Types of wiring, other (O): N/A

Circuit Ref	Circuit Description	Type of Wiring	Ref Method	Number of Points Served	Circuit Conductors: csa		Max Disc. Time Perm.	Overcurrent Protective Devices			RCD			Max Zs Permitted By BS 7671	Circuit Impedance (ohms)					Insulation Resistance			Polarity (V)	Max Measured Zs	RCD		AFDD
															Ring Final Circuits Only			All Circuits										
					Live mm²	cpc mm²		BS (EN)/Type	Rating (A)	Short Circuit Capacity kA	BS (EN)/Type	Operating Current IΔn	Rating (A)		r1 (line)	rn (neutral)	r2 (cpc)	r1+r2	r2	Line/Line (MΩ)	Line/Earth (MΩ)	Test Voltage (V)			Disconnection Time at IΔn (ms)	Test Button Operation	Test Button Operation
1	COOKER	A	B	LIM	6	2.5	0.4	61009 - B	40	6	61009 - A	30	40	1.09	N/A	N/A	N/A	0.19	N/A	N/A	> 200	250	✔	0.40	14	PASS	
2	SOCKETS	A	B	LIM	2.5	1.5	0.4	61009 - B	32	6	61009 - A	30	32	1.37	0.31	0.31	0.51	0.20	N/A	N/A	> 200	250	✔	0.47	28.1	PASS	
3	LIGHTS	A	B	LIM	1.5	1	0.4	61009 - B	6	6	61009 - A	30	6	7.28	N/A	N/A	N/A	0.55	N/A	N/A	> 200	250	✔	0.76	21.5	PASS	
4	LIGHTS	A	B	LIM	1.5	1	0.4	61009 - B	6	6	61009 - A	30	6	7.28	N/A	N/A	N/A	0.65	N/A	N/A	> 200	250	✔	0.86	24	PASS	
5	DOORBELL	A	B	LIM	1.5	1	0.4	61009 - B	6	6	61009 - A	30	6	7.28	N/A	N/A	N/A	0.67	N/A	N/A	> 200	250	✔	0.98	28	PASS	

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Only to be completed if the Distribution Board is not connected directly to the origin of the Installation:

Zs/ Zdb: N/A Ω

Ipf: N/A kA

Measured RCD Operating Time At IΔn: N/A ms

Measured RCD Operating Time At 5IΔn:** N/A ms

Correct Supply Polarity Confirmed: N/A

Phase Sequence Confirmed: (where appropriate) N/A

* Not all SPD's have visible functionality indication ** Optional

Test Instruments (Serial Numbers) Used:

Multi-function: 101143237

Continuity: 101143237

Earth Fault Loop Impedance: 101143237

RCD: 101143237

Insulation Resistance: 101143237

Other: N/A

Details of Circuits and/or Equipment Vulnerable to Damage

na

Tested by Signature:



Name: Richard Uri

Position: Electrician

Date of Testing: 07/07/2026

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O. GUIDANCE FOR RECIPIENT

1. The purpose of this Report is to confirm, as far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.

3. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.

4. The 'original' Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

7. For items classified in Section K as C1 ('Danger present') **the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.

8. For items classified in Section K as C2 ('Potentially dangerous') **the safety of those using the installation may be at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

9. Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations'.

11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button market 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. **For safety reasons it is important that this instruction is followed.**

12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.

13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice.
For safety reasons is it important that this instruction is followed.

14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

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IMPORTANT

This installation should be periodically inspected and tested and a report on its condition obtained, as prescribed in BS 7671 requirements for electrical installations

Date of inspection:	07/07/2026
Recommended date of next inspection:	07/07/2031
Certificate reference / number:	0096

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