

ELECTRICAL INSTALLATION CONDITION REPORT

Ref: INV-673

SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT Name Hart Close (Wootton Bassett) RTM Company Limited Address 15 Windsor Road, Swindon, SN3 1JP	
SECTION B. REASON FOR PRODUCING THIS REPORT No current EICR available Date(s) on which inspection and testing was carried out 30/07/2025	
SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT Occupier Communal Address 6, 8, 10, 12 Hart Close, Royal Wootton Bassett, SN4 7FN Description of premises Domestic <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other (include brief description) <input type="checkbox"/> Estimated age of wiring system 20 years Evidence of additions / alterations Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not apparent <input type="checkbox"/> If yes, estimate age years Installation records available? (Regulation 651.1) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date of last inspection 06/07/2020 (date)	
SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING Extent of the electrical installation covered by this report All circuits, approximately 20% of accessories removed and checked. Agreed limitations including the reasons (see Regulation 653.2) Agreed with: Operational limitations including the reasons (see page no) 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 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.	
SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION General condition of the installation (in terms of electrical safety) Good condition where visible. Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY *(Delete as appropriate) * 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 used above is stated as UNSATISFACTORY, I / we recommend that any observations classified as ' <i>Danger present</i> ' (code C1) or ' <i>Potentially dangerous</i> ' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as ' <i>Further investigation required</i> ' (code FI). Observations classified as ' <i>Improvement recommended</i> ' (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 30/07/2030 (date) for the following reasons: No reason to set below recommended maximum	
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 Warren Hoy Signature  For/on behalf of Alate Consulting Ltd Position QS Address Flat 2 Mannington House, Swindon SN5 7LQ Date 30/07/2025	Report authorised for issue by: Name Warren Hoy Signature  For/on behalf of Alate Consulting Ltd Position QS Address Flat 2 Mannington House, Swindon SN5 7LQ Date 31/07/2025
SECTION H. SCHEDULE(S) 1 Inspection schedule(s) and 1 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			
TN-C	<input type="checkbox"/>	AC	<input checked="" type="checkbox"/>	DC	<input type="checkbox"/>	Nominal voltage, U / U ₀ ⁽¹⁾	230 V	BS (EN)	1361
TN-S	<input type="checkbox"/>	1-phase, 2-wire	<input checked="" type="checkbox"/>	2-wire	<input type="checkbox"/>	Nominal frequency, f ⁽¹⁾	50 Hz	Type	II
TN-C-S	<input checked="" type="checkbox"/>	2-phase, 3-wire	<input type="checkbox"/>	3-wire	<input type="checkbox"/>	Prospective fault current, I _p ⁽²⁾	1.1 kA	Rated current	100 A
TT	<input type="checkbox"/>	3-phase, 3-wire	<input type="checkbox"/>	Other	<input type="checkbox"/>	External earth fault loop impedance, Z _e ⁽²⁾	0.23 Ω		
IT	<input type="checkbox"/>	3-phase, 4-wire	<input type="checkbox"/>						
		Confirmation of supply polarity		<input checked="" type="checkbox"/>		(Note: (1) by enquiry(2) by enquiry or measurement)			
Other sources of supply (as detailed on attached schedule) <input type="checkbox"/>									
SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT									
Means of Earthing				Details of Installation Earth Electrode (where applicable)					
Distributor's facility <input checked="" type="checkbox"/>				Type (e.g. rod(s), tape etc)					
Installation earth electrode <input type="checkbox"/>				Location					
				Electrode resistance to Earth Ω					
Main Protective Conductors									
Earthing conductor		Material COPPER		csa 10 mm ²		Connection / continuity verified <input checked="" type="checkbox"/>			
Main protective bonding conductors		Material N/A		csa mm ²		Connection / continuity verified <input type="checkbox"/>			
To water installation pipes <input type="checkbox"/> To gas installation pipes <input type="checkbox"/> To oil installation pipes <input type="checkbox"/> To structural steel <input type="checkbox"/>									
To lightning protection <input type="checkbox"/> To other <input type="checkbox"/> Specify									
Main Switch / Switch-Fuse / Circuit-Breaker / RCD									
Location DB1		Current rating		100 A		If RCD main switch: RCD Type		N/A	
BS (EN) 60947-3		Fuse / device rating or setting		A		Rated residual operating current (I _{Δn})		mA	
No of poles 2		Voltage rating		400 V		Rated time delay		ms	
						Measured operating time (at I _{Δn})		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 <i>Extent and limitations of inspection and testing</i> section									
No remedial action is required <input type="checkbox"/> The following observations are made <input checked="" type="checkbox"/> (see below):									
OBSERVATION(S) Include schedule reference, as appropriate								CLASSIFICATION CODE	
1.3 Meter tails 16sqmm, 25sqmm is recommended on 100A fuse.								C3	
3.4 Confirmation of earthing conductor size (542.3; 543.1.1) - Below recommendation for TN system								C3	
4.4 Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5) - Plastic casing								C3	
4.13 Compatibility of protective devices - One of the MCBs is Hager in a Legrand consumer unit								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									
C2 – Potentially dangerous – urgent remedial action required									
C3 – Improvement recommended									
FI – Further investigation required without delay									

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

Ref: INV-673

NOTE: This form is suitable for many types of smaller installation, not exclusively residential.

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 to expanded depending on the requirements of the installation.

OUTCOMES	Acceptable condition	✓	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	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)			
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	<ul style="list-style-type: none"> - Service cable - Service head - Earthing arrangement - Meter tails - Metering equipment - Isolator (where present) <p>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.</p> <p>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.</p>										✓			
	Person ordering work/dutyholder notified										N/A			
1.2	Consumer's isolator (where present)										✓			
1.3	Consumer's meter tails										C3			
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)										N/A			
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)										N/A			
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)										N/A			
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)										C3			
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)										N/A			
3.6	Confirmation of main protective bonding conductor sizes (544.1)										N/A			
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)										N/A			
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)										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)										✓			
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)										C3			
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)										N/A			
4.12	Presence of other required labelling (please specify) (Section 514)										N/A			

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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 (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)					
4.13	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)								C3					
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)								N/A					
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)								N/A					
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)								N/A					
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)								N/A					
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)								LIM					
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)								N/A					
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)								✓					
5.6	Coordination of 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 (411.3.1.1; Section 543)								✓					
5.9	Wiring system(s) appropriate for the type and nature of installation and external influences (Section 522)								✓					
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)								LIM					
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)								LIM					
5.12	Provision of additional protection by RCD not exceeding 30 mA: • for all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3) • for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3) • for cables concealed in walls at a depth of less than 50 mm (522.6.202, 522.6.203) • for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203) • Final circuits supplying luminaires within 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)								N/A					
5.15	Cables segregated / separated from communications cabling (528.2)								N/A					

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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>			
5.16	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 of 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 30 mA (701.411.3.3)										N/A			
6.2	Where used as a protective measure, requirements for SELV and PELV met (701.414.4.5)										N/A			
6.3	Shaver sockets 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)										N/A			
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)										N/A			
6.7	Suitability of accessories and controlgear 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)										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.										N/A			

Inspected by:	
Name: WARREN HOY	Signature:  Date: 30/07/2025

GENERIC SCHEDULE OF CIRCUIT DETAILS

Ref: INV-673

Distribution board details		Location: Electrical cupboard		Supplied from: DNO	
DB reference: DB1		Type: II		Rating/Setting: 100A	
Distribution circuit OCPD: BS (EN): 1361		Type: T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input checked="" type="checkbox"/>			
SPD Details: Type(s)*: T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input checked="" type="checkbox"/>					

CIRCUIT DETAILS

Circuit number	Circuit description	Conductor details				Overcurrent protective device						RCD			
		Type of wiring	Reference method†	Number of points served	Live (mm²)	Number & size	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Z _s (Ω) [§]	BS (EN)	Type	I _n (mA)	Rating (A)
1	LIGHTS	A	C	13	1	1	60898	B	6	6	7.28	61008	AC	30	80
2	DOOR ENTRY & SOCKET IN CUPBOARD	A	C	2	2.5	1.5	60898	B	16	6	2.73	61008	AC	30	80
3	AOV	A	C	1	2.5	1.5	60898	B	16	6	2.73	61008	AC	30	80
4-7	SPARE														
8	STREET LIGHTS	F	D	4	2.5	2.5	60898	B	16	6	2.73	61008	AC	30	80
9	TV	A	C	2	2.5	1.5	60898	B	16	6	2.73	61008	AC	30	80
10	SOCKETS	A	C	3	2.5	1.5	60898	B	20	6	2.19	61008	AC	30	80

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 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 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 of the circuit in the 'Remarks', column 31, of the Schedule of Test Results.

CONDITION REPORT

GUIDANCE FOR RECIPIENTS (to be appended to the Certificate)

This Report is an important and valuable document which should be retained for future reference.

- 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 marked '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 it is 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.