ELECTRICAL INSTALLATION CONDITION REPORT cont.

Acknowledgement: this certificate is based on the model in Appendix 6 of BS 7671: 2018

Certificate No.

CLIENT DETAILS		INSTALLATION ADDRESS	
Mr Stephen Chidgey The Old Barn / Tregonetha / St Columb / Cornwall		The Old Barn / Tregonetha / St Columb / Cornwall	
	Postcode TR9 8EL		Postcode TR9 8EL

PURPOSE FOR WHICH THIS REPORT IS REQUIRED

Holiday letting purposes

Date(s) on which inspection and testing was carried out: 19/10/25

DESCRIPTION OF PREMISES

Domestic ☑ Commercial ☐ Industrial ☐ Other (include description)

Estimated age of the wiring system: Years 10

Evidence of Alterations / Additions: Yes ☐ No ☑ Not apparent ☑ If 'Yes' estimate age in years ☐

Date of last inspection: 14/08/2018 Records available: ☐ Yes ☑ No ☐

Extent of electrical installation covered by this report	Agreed Limitations (See Reg 653.2)
Total	Inspection of cables within the fabric of the Building
	Agreed with Stephen Chidgey
	Operational limitations None

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. This 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:

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Very good condition

Overall assessment of the installation in terms of its suitability for continued use: Satisfactory ☑ Unsatisfactory* ☐

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

RECOMMENDATIONS & NEXT INSPECTION

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 this installation is further inspected and tested by 19/10/30 (Date)

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 of this report.

Inspected and tested by:		Report authorised for issue by:	
Name *Capitals* EDWARD PIPER	Date 19/10/25	Name *Capitals* EDWARD PIPER	Date 19/10/25
Signature E Piper		Signature E Piper	
For/on behalf of —		For/on behalf of —	
Position INSPECTOR		Position INSPECTOR	
Address Wink Park / Treguick Road / Withiel / Bodmin / Cornwall / PL30 5NG		Address Wink Park / Treguick Road / Withiel / Bodmin / Cornwall / PL30 5NG	
CP Scheme: NAPIT N/A ☐		Membership No: 10731	

ELECTRICAL INSTALLATION CONDITION REPORT cont.

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SUPPLY CHARACTERISTICS & EARTHING ARRANGEMENTS

Earthing Arrangements		Number of Live Conductors	Nature of Supply Parameters
TN-C	TN-S	Phase 1 Wire 2 AC ✓ DC ☐	Nominal Voltage U/U₀* 230 V
TN-C-S ✓	TT	Other —	Nominal Frequency f* 50 Hz
IT		*Confirmation of supply polarity* ✓	Prospective fault current I_{pf}† 6.62 kA
Supply Protective Device Characteristics			External loop impedance Z_e† 0.35 Ω
Type BS 88 fuse HRC		Nominal current rating 80 A	*by enquiry †by enquiry or by measurement

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

PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing		Details of Installation Earth Electrode (where applicable)
Distributor's facility	✓	Type [eg. rod(s) tape etc] —
Installation earth electrode	☐	Electrode resistance to Earth — Ω —
		Location —

Main Protective Conductors

Earthing conductor:	Material COPPER	csa 16 mm²	Continuity and connection verified ✓
Main protective bonding conductors: (to extraneous-conductors-parts)	Material COPPER	csa 10 mm²	Continuity and connection 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

BS, Type 60947-3	No. of poles 2	Voltage rating 240 V
Location Utility Room	Current rating 100 A	Fuse / device rating or setting 100 A

If RCD main switch: Rated residual operating current $I_{\Delta n}$ = NA mA Type NA Rated time delay NA ms Measured operating time NA ms

OBSERVATIONS

Referring to the attached schedules of inspection 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*

OBSERVATIONS (Include schedule reference as appropriate)	CLASSIFICATION CODE
Consumer unit of similar switchgear made from combustable material, not current regulations	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.

Schedules

The attached Schedules are part of this document and this Certificate is valid only when they are attached to it.

No. of Inspection Schedules attached: 1	No. of Test Result Schedules attached: 1

ELECTRICAL INSTALLATION CONDITION REPORT cont.

Acknowledgement: this certificate is based on the model in Appendix 6 of BS 7671: 2018

Certificate No.

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

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	Description	Outcome (Use codes above. Provide additional comment where appropriate. C1, C2, C3 & FI coded items to be recorded under observations in the Condition Report)
1.0	**INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)**	
1.1	Distributor / supplier intake equipment service cable	✓
	• Service cable	✓
	• Service head	✓
	• 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 duty holder 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 under observations. Person ordering work/duty holder notified (Deleted as appropriate). Y / N / NA		
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)	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; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (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 at or near consumer unit / distribution board (514.12.2)	✓
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	NA
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 (132.14.1; 522.8.1; 522.8.5, 522.8.11)	✓

ELECTRICAL INSTALLATION CONDITION REPORT cont.

Acknowledgement: this certificate is based on the model in Appendix 6 of BS 7671: 2018

Certificate No.

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	Description	Outcome (Use codes above. Provide additional comment where appropriate. C1, C2, C3 & FI coded items to be recorded under observations in the Condition Report)
4.0	**CONSUMER UNIT(S) / DISTRIBUTION BOARD(S) - continued**	
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 connections, 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)	NA
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	NA
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 (411.3.1.1; 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: Extent and limitations) (522.6.202)	✓
5.11	Cables concealed under floors, above ceilings or in walls / partitions, adequately protected against damage (See extent and limitations) (522.6.204)	✓
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA: • for all socket-outlets of rating 32 A or less unless an exception is permitted (411.3.3)	✓
	• for 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 50 mm (522.6.202, 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)	✓
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 'Extent and Limitations' 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))	✓

ELECTRICAL INSTALLATION CONDITION REPORT cont.

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Certificate No.

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	Description	Outcome (Use codes above. Provide additional comment where appropriate. C1, C2, C3 & FI coded items to be recorded under observations in the Condition Report)
5.0	**FINAL CIRCUITS - continued**	
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 30 mA (701.411.3.3)	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	✓
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	✓
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671: 2018 (701.415.2)	✓
6.5	Low voltage (e.g. 230 V) 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	—

GUIDANCE FOR RECIPIENTS

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

1. The purpose of this Report is to confirm, so far as is 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 and the Schedules 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 (licencing 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 bottom 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 protection device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with the 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.

Inspected by: Name *(Capitals)* EDWARD PIPER	Signature E Piper	Date 19/10/25

SCHEDULE OF TEST RESULTS

Acknowledgement: this certificate is based on the model in appendix 6 of BS 7671: 2018

Certificate No.

DB reference no.	Details of circuits and/or installed equipment vulnerable to damage when testing	Details of test instruments used (state serial and/or asset numbers)
Location Utility Room	Mobile equipment	Multifunction 5409218
Zs at DB (Ω) 0·35 / Ipf at DB (kA) 0·62	Extractor Fans	Insulation / continuity —
Correct supply polarity confirmed ✓		Earth fault loop impedance —
Phase sequence confirmed (where appropriate) NA		RCD — / Earth electrode res. —
Tested by: Name *Capitals* EDWARD PIPER	Date 19/10/25	
Signature E Pi		

Circuit Details

Circuit number	Circuit Description	Protective Device: BS (EN)	Type	Rating (A)	Breaking Capacity (kA)	RCD IΔn (mA)	Conductor Details: Ref. Method	Live (mm²)	cpc (mm²)
1	Utility Sockets	60898	B	32	6	30	A	2·5	1·5
2	Kitchen Sockets	60898	D	32	6	30	A	2·5	1·5
3	Cooker	60898	D	16	6	30	A	2·5	1·5
4	Ground Source Pump	60898	B	16	6	30	A	2·5	1·5
5	First Floor lighting	60898	B	6	6	30	A	1	1
7	Ground Floor Sockets	60898	B	32	6	30	A	2·5	1·5
8	First Floor Sockets	60898	B	16	6	30	A	2·5	1·5
9	Towel Rails	60898	B	16	6	30	A	2·5	1·5
10	Water heater	60898	B	16	6	30	A	2·5	1·5
11	Utility Lights	60898	B	6	6	30	A	1	1
12	Kitchen Lights	60898	B	6	6	30	A	1	1
13	Smoke detectors / Ground floor Lights	60898	B	6	6	30	A	1	1

Test Results

Circuit number	Ring Final Circuit Continuity (Ω): r1 (line)	rn (neutral)	r2 (cpc)	Continuity (Ω) (R1+R2) or R2: (R1+R2)	R2	V: Ins. Resistance Test Voltage	Insulation Resistance (MΩ): Live - Live	Live - Earth	✓ or ✗: Polarity	Zs (Ω): Maximum measured	RCD (ms): Disconnection time	RCD ✓ or ✗: RCD test button operation	AFDD test button operation	Remarks / observations No. See separate sheet (TC7)
1	0·10	0·11	0·09	0·12	—	500	>500	>100	✓	0·58	38·6	✓	—	—
2	0·10	0·10	0·10	0·13	—	500	>500	>500	✓	0·61	38·6	✓	—	—
3	—	—	—	0·13	—	500	>500	>500	✓	0·51	38·6	✓	—	—
4	—	—	—	0·10	—	500	>500	>500	✓	0·49	38·6	✓	—	—
5	—	—	—	0·49	—	500	>500	>500	✓	0·91	38·6	✓	—	—
7	0·43	042	062	0·38	—	500	>500	>500	✓	0·77	34·7	✓	—	—
8	—	—	—	0·51	—	500	>500	>500	✓	0·89	34·7	✓	—	—
9	—	—	—	0·10	—	500	>500	>500	✓	0·45	34·7	✓	—	—
10	—	—	-	0·12	—	500	>500	>500	✓	0·52	34·7	✓	—	—
11	—	—	—	0·38	—	500	>500	>500	✓	0·77	34·7	✓	—	—
12	—	—	—	0·24	—	500	>500	>500	✓	0·61	34·7	✓	—	—
13	—	—	—	0·20	—	500	>500	>500	✓	0·63	34·7	✓	—	—