

Contractor's Reference Number
CRN/

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

Issued in accordance with British Standard 7671 - Requirements for Electrical Installations.

A. DETAILS OF THE CLIENT

Client:

STEEL FAMILY MANAGEMENT PROPERTY LTD.

Address:

SFM LTD
86-88 HIGH STREET
BIDFORD - ON - AVON
WARICKS.

Postcode: B50 4AD

B. PURPOSE OF THE REPORT

Purpose for which this report is required:
SAFETY CHECK WANTED ON THE PROPERTY BEFORE RENTING IT OUT.

Date(s) on which inspection and testing were carried out:

30TH AND 31ST MAY 2017

C. DETAILS OF THE INSTALLATION

Occupier:

VACANT

Address:

FLAT 1, 70 HIGH STREET, BIDFORD-ON-AVON, WARICKS.

Postcode:

Estimated age of the electrical installation:

5 years

Evidence of alterations or additions

☒ If yes, estimated age

2 years

Date of previous inspection:

MARCH 2012

Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No:

N/A

Records of installation available:

☒

Records held by:

BRIAN STEEL

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

FLAT 1. ALL IDENTIFIED CIRCUITS TESTED AND A 100% VISUAL INSPECTION HAS BEEN CARRIED OUT. 50% OF ACCESSORIES REMOVED FOR INSPECTION. Agreed limitations including the reasons, if any, on the inspection and testing:
NO FLOOR BOARDS TO BE LIFTED (CARPETS).
LIMITED ACCESS TO ATTIC SPACE.

Agreed with:

N/A.

Operational limitations including the reasons (see page No. 1)

The inspection and testing have been carried out in accordance with BS 7671, 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 inspector prior to the inspection.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

THE INSTALLATION IS IN GOOD CONDITION. IT WAS INSTALLED TO A FAIR STANDARD. THERE ARE A FEW REDUNDANT CIRCUITS. ALL CIRCUITS HAVE RCD PROTECTION.

Summary of the condition of the installation continued on additional pages? No ☒ Yes ☐ Specify page No(s):

Overall assessment of the installation:

SATISFACTORY / UNSATISFACTORY*

Delete as appropriate

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (FI) is required

Please see the 'Notes for Recipients' on the reverse of this page.