Original Certificate | Certificate reference: 11200225

ELECTRICAL INSTALLATION CONDITION REPORT

(Requirements for Electrical Installations – BS 7671 IEE Wiring Regulations)

DETAILS OF THE CLIENT

Name: Pevona Ltd

Address: Flat 14 Burgundy House, 25 Liberty Bridge Road, London, E20 1AQ

PURPOSE FOR WHICH THIS REPORT IS REQUIRED

This report must be used only for reporting on the condition of an existing installation.

Rental **Date(s):** 11/02/25

DETAILS OF THE INSTALLATION

Occupier: Vacant

Address: 20 Grantham Gardens, Romford, RM6 6HH

Description of Premises: **Domestic** | **Commercial** | **Industrial** | **Other**

Estimated age of the Electrical Installation: 35 **Years** **Evidence of Alterations or Additions:** Yes **If "yes" estimated age:** 8-+ **Years**

Date of previous Inspection: N/A **Electrical Installation Certificate No: or previous Periodic Inspection report No:**

Records of installation available. N **Records held by:**

EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the Electrical installation covered by this report:

All circuits connected to the consumer unit installation sample of 25%

Agreed Limitations (including the reasons), if any, on the inspection and testing

N/A

Operational limitations including the reasons (see page No.)

No lifting of floorboard or alterations of the buildings structure

This inspection has been carried out in accordance with BS 7671:2008, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof spaces and generally within the fabric of the building or under ground have not been inspected.

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

The installation is in good condition overall given its age

If necessary, continue on additional page(s)? **No** | **Yes** | **Specify page**

Overall assessment of the installation: **SATISFACTORY** **(Delete as appropriate)**

An "Unsatisfactory" assessment indicates that dangerous and/or potentially dangerous conditions have been identified.

OBSERVATION AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached Schedules of Inspection and Test Results and subject to the limitations;

There are no item adversely affecting electrical safety, [ ] or **The following observations and recommendations for** [1] **are made**

Item No		*Code	Investigation required?
1	Lighting circuit is on a 32a breaker, should be supplied by a 6a	C3	NO
2			
3			

Additional Pages? No [ ] Yes [ ] Specify page [ ]

*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:

Code C1 "Danger Present". Risk of injury. Immediate remedial action required.
Code C2 "Potentially dangerous". Urgent remedial action required.
Code C3 "Improvement recommended".

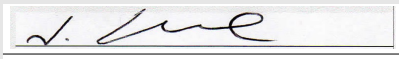
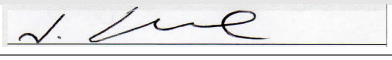
Please see the notes for recipient for guidance regarding the Classification codes.

Immediate remedial action required for items:	N/A
Urgent remedial action required for items:	N/A
Further investigation required for items:	N/A
Improvement recommended for items:	1

DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) below, particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby Certify that the information on 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 of the installation and the limitation of the inspection and testing.

I/We further declare that in my/our judgement, the said installation was overall in condition at the time of the inspection we carried out, and that it should be further inspected as recommended.

INSPECTION, TESTING AND ASSESSMENT BY:		**REPORT REVIEWED AND CONFIRMED BY:**	
Signature:		**Signature:**	
Name : (CAPITALS)	JERMAINE STEWART	**Name : (CAPITALS)**	JERMAINE STEWART
Position:	ELECTRICAL SUPERVISOR		(Registered Qualified Supervisor for the approved contractor at J)
Date:	11/02/25	**Date:**	11/02/25

SCHEDULES AND ADDITIONAL PAGES

Schedule of items inspected Page No. 4,5,6,7	Additional pages, including additional source(s) data sheets: Page No(s):
Schedule of Circuit Details for the installation: Page No(s): 8	Schedule of Test Results for the installation: Page No(s):

The pages identified here form an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

NEXT INSPECTION

We recommend that this installation is further inspected and tested after an interval of not more than **5 YEARS**

Provided that any items which have been attributed a Recommendation Code C1 and C2 (require urgent attention) are remedied without delay and as soon as possible respectively. Items which have been attributed a Recommendation Code C3 should be actioned as soon as practicable (see F).

DETAILS OF ELECTRICALCONTRACTOR

Trading Title:	Simple Spark
Telephone number:	7958398031
Address:	29 Albert Walk London Postcode: E16 2NL
Fax number:	N/A
Registration number	D6125212
Branch number: (if applicable)	N/A

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes and enter details, as appropriate

◊ System Type(s)		◊ Number and Type of Live Conductors			
TN-S	√	AC	√	DC	
TN-C-S		1-phase (2 wire)	√	1-phase (3 wire)	
TN-C		2-phase (3 wire)		3-phase (3 wire)	
TT		3-phase (4 wire)		2 pole	
IT		3 pole		other	
		Other (Please state)			

Nature of Supply Parameters		
Nominal Voltage U (1)	230	V
Nominal frequency f (1)	50	Hz
Prospective fault current (2/3)	1.34	kA
External earth fault loop impedance Ze (3/4)	0.26	Ω
Number of supplies		

NOTES: 1) by enquiry; (2) by enquiry or by measurement

◊ Characteristics of Primary supply Overcurrent Protective Device(s)		
BS(EN)	1361	
Type	BS3161 Fuse HBC - Type 2	
Rated current	100	A
Short-circuit capacity	33	kA

(3) where more than one supply, the higher or highest values

(4) by measurement

PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing		Details Installation Earth Electrode (where applicable)					
Distributor's facility	√	Type: (eg rod(s), tape etc)		Location:		Maximum Demand:	kVA/Amps
Installation earth electrode		Electrode resistance, RA:	Ω	Method of measurement:		Protective measures against electric Shock:	

# Main Switch or Circuit Breaker				
Type (BS(EN))	1361 type 2	Voltage Rating	230	V
No of Poles	3	Rated current I n	100	A
Supply conductors: material	Copper	RCD operating current I! n	N/A	mA
Supply conductors: csa	16 mm²	RCD operating time (at I! n)	N/A	ms

Earthing and Protective Bonding Conductors			
Earthing conductor		Conductor csa	16 mm²
Conductor material	Copper	Continuity check	√ (√)
Bonding of extraneous-conductive-parts (√)			
Gas service	√	Lighting	√
Water service	√	Structural steel	
Oil service		Other service(s)	

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
1.0 Condition/adequacy of distributor's supply intake equipment			
1.1	Service cable	OK	
1.2	Service cut-out/fuse(s)	OK	
1.3	Meter tails - distributor	OK	
1.4	Meter tails - consumer	OK	
1.5	Metering equipment	OK	
1.6	Means of main isolation (where present)	OK	
2.0	Presence of adequate arrangements for parallel or switched alternative sources	OK	
3.0	Automatic disconnection of supply	OK	
3.1 Main earthing and bonding arrangements			
	* Presence and condition of distributor's earthing arrangement	OK	
	* Presence and condition of earth electrode arrangement	N/A	
	* Adequacy of earthing conductor size	OK	
	* Adequacy of earthing conductor connections	OK	
	* Accessibility of earthing conductor connections	OK	
	* Adequacy of main protective bonding conductor size(s)	OK	
	* Adequacy of main protective bonding conductor connections	OK	
	* Accessibility of main protective bonding connections	OK	
	* Provision of earthing/bonding labels at all appropriate locations	OK	
3.2 FELV			
	* Source providing at least simple separation	OK	
	* Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	OK	
3.3 Reduced low voltage			
	* Adequacy of source	OK	
	* Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	OK	
4.0 Other methods of protection (where the methods of protection listed below are employed, details should be provided on separate sheets)			
4.1	Double insulation	OK	
4.2	Reinforced insulation	OK	
4.3	Use of obstacles	OK	
4.4	Placing out of reach	OK	
4.5	Non-conducting location	OK	
4.6	Earth-free local equipotential bonding	OK	
4.7	Electrical separation for more than one item of equipment	OK	
5. 0 Distribution equipment			
5.1	Adequacy of working space/accessibility of equipment	OK	
5.2	Security of fixing	OK	
5.3	Condition of insulation of live parts	OK	
5.4	Adequacy/security of barriers	OK	
5.5	Condition of enclosure(s) in terms of IP rating	OK	
5.6	Condition of enclosure(s) in terms of fire rating	OK	
5.7	Enclosure not damaged/deteriorated so as to impair safety	OK	
5.8	Presence of main switch(es), linked where required	OK	
5.9	Operation of main switch(es) (functional check)	OK	

5.10	**Correct identification of circuit protective devices**	**OK**	
5.11	Adequacy of protective devices for prospective fault current	**OK**	
5.12	RCD(s) provided for fault protection – includes RCBOs	**N/A**	
5.13	**RCD(s) provided for additional protection – includes RCBOs**	**N/A**	
5.14	RCD(s) provided for protection against fire – includes RCBOs	**N/A**	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	**N/A**	
5.16	Presence of RCD retest notice at or near equipment where required	**N/A**	
5.17	**Presence of diagrams, charts or schedules at or near equipment where required**	**N/A**	
5.18	**Presence of non-standard (mixed) cable colour warning notice at or near equipment where required**	**N/A**	
5.19	**Presence of alternative supply arrangement warning notice(s) at or near equipment where required**	**N/A**	
5.20	**Presence of replacement next inspection recommendation label**	**N/A**	
5.21	**Presence of other required labelling (specify)**	**N/A**	
5.22	**Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)**	**OK**	
5.23	**Protection against mechanical damage where cables enter equipment**	**OK**	
5.24	**Protection against electromagnetic effects where cables enter metallic enclosures**	**OK**	
6.0 Distribution/final circuits			
6.1	**Identification of conductors**	**OK**	
6.2	**Cables correctly supported throughout their length**	**OK**	
6.3	**Condition of insulation of live parts**	**OK**	
6.4	**Non-sheathed cables protected by enclosure in conduit, duct or trunking**	**OK**	
6.5	**Suitability of containment systems for continued use (including flexible conduit)**	**OK**	
6.6	**Cables correctly terminated in enclosures (indicate extent of sampling in Section D of report)**	**OK**	
6.7	**Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration**	**OK**	
6.8	**Adequacy of cables for current-carrying capacity with regard to the type and nature of installation**	**OK**	
6.9	**Adequacy of protective devices; type and rated current for fault protection**	**OK**	
6.10	**Presence and adequacy of circuit protective conductors**	**OK**	
6.11	**Co-ordination between conductors and overload protective devices**	**OK**	
6.12	**Cable installation methods/practices appropriate to the type and nature of installation and external influences**	**OK**	
6.13	**Cables where exposed to direct sunlight, of a suitable type**	**OK**	
6.14	**Concealed cables installed in prescribed zones (see extent and limitations)**	**OK**	
6.15	**Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system,or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (see extent and limitations)**	**OK**	
6.16	**Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions**	**N/A**	
6.17	**Provision of additional protection by 30 mA RCD**	**N/A**	
	*** Where reasonably likely to be used to supply mobile equipment for use outdoors**	**N/A**	
	*** For all socket-outlets of rating 20 A or less provided for use by ordinary persons**	**N/A**	
6.18	**Provision of fire barriers, sealing arrangements and protection against thermal effects**	**OK**	
6.19	**Band II cables segregated/separated from Band I cables**	**N/A**	
6.20	**Cables segregated/separated from non-electrical services**	**OK**	
6.21	**Termination of cables at enclosures (identify numbers and locations of items inspected in Section D)**	**OK**	
	***** Connections under no undue strain	**OK**	
	No basic insulation of a conductor visible outside an enclosure	**OK**	
	Connections of live conductors adequately enclosed	**OK**	
	Adequacy of connection at point of entry to enclosure (gland, bush or similar)	**OK**	
6.22	**General condition of wiring systems**	**OK**	
6.23	**Temperature rating of cable insulation**	**OK**	
6.24	**Condition of accessories including socket-outlets, switches and joint boxes**	**OK**	
6.25	**Suitability of accessories for external influences**	**OK**	
7.0 Isolation and switching			
7.1 Isolations			

	* presence and condition of appropriate devices	OK	
	* acceptable location	OK	
	* capable of being secured in the OFF position	OK	
	* correct operation verified	OK	
	* clearly identified by position and/or durable marking(s)	OK	
	* Warning label posted in situations where live parts cannot be isolated by the operation of a single device	OK	

7.2 Switching off for mechanical maintenance

	* presence and condition of appropriate devices	OK	
	* acceptable location	OK	
	* capable of being secured in the OFF position	OK	
	* correct operation verified	OK	
	* clearly identified by position and/or durable marking(s)	OK	

7.3 Emergency switching/stopping

	* presence and condition of appropriate devices	OK	
	* readily accessible for operation where danger might occur	OK	
	* correct operation verified	OK	
	* clearly identified by position and/or durable marking(s)	OK	

7.4 Functional switching

	* presence and condition of appropriate devices	OK	
	* correct operation verified	OK	

8.0 Current-using equipment (permanently connected)

8.1	Condition of equipment in terms of IP rating	OK	
8.2	Equipment does not constitute a fire hazard	OK	
8.3	Enclosure not damaged/deteriorated so as to impair safety	OK	
8.4	Suitability for the environment and external influences	OK	
8.5	Security of fixing	OK	
8.6	Cable entry holes in ceiling above luminaries, sized or sealed so as to restrict the spread of fire (indicate extent of sampling in Section D of report)	OK	

8.7 Recessed luminaires (e.g. downlighters)

	* correct type of lamps fitted	OK	
	* installed to minimise build-up of heat by use of “fire rated” fittings,insulation displacement box or similar	OK	
	* no signs of overheating to surrounding building fabric	OK	
	* no signs of overheating to conductors/terminations	OK	

9.0 Location(s) containing a bath or shower

9.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA	OK	
9.2	Where used as a protective measure, requirements for SELV or PELV are met	OK	
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	OK	
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	OK	
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	OK	
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	OK	
9.7	Suitability of equipment for installation in a particular zone	OK	
9.8	Suitability of current-using equipment for a particular position within the location	OK	

10.0 Other Special installations or locations

	List special locations present, if any. List the results of particular inspections applied.– a separate page is required for each location	N/A	

**** All Boxes must be completed***	**Unacceptable condition** state **C1** or **C2**	**Outcome**
Indicates **Acceptable condition**	**Improvement recommended** state **C3**	Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.
LIM indicates a **limitation**	**Further investigation required** state **F/I** (to determine whether danger or potential (danger exists)	
N/A indicates **Not applicable**		

SCHEDULE OF ITEMS TESTED

	External earth loop impedance, Ze		Basic protection against direct contact by barrier or enclosure provided during erection
	Installation earth electrode resistance, Ra	N/A	Insulation of non-conducting floors or walls
	Continuity of protective conductors		Polarity
	Continuity of ring circuit conductors		Earth fault loop impedance Zs
	Insulation resistance between live conductors		Verification of phase sequence
	Insulation resistance between live conductors and earth		Operation of residual current devices
	Protection by separation of circuits		Functional testing of assemblies
			Verification of voltage drop

TEST INSTRUMENTS USED

Earth fault loop impedance	Megger 1710 Multifunction Tester
Insulation resistance	Megger 1710 Multifunction Tester
Continuity	Megger 1710 Multifunction Tester
RCD	Megger 1710 Multifunction Tester
Other	N/A
Other	N/A

NOTES FOR RECIPIENT

THIS CERTIFICATE IS A VALUABLE DOCUMENT AND SHOULD BE RETAINED FOR FUTURE REFERENCE

This Electrical Installation Condition Report form is intended for the reporting on the condition of an existing electrical installation.

You should have received an original Certificate and the contractor should have retained a duplicate. If you were the person ordering this report, but not the owner of the installation, you should pass this Report, or a full copy of it, immediately to the user.

The original Report is to be retained in a safe place and be shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this Report will provide the new owner with the details of the condition of the electrical installation at the time the Report was issued.

The 'Extent and Limitations' box should fully identify the extent of the installation covered by this Report and any limitations on the inspection and tests. The contractor should have agreed these aspects with you and any interested parties (Licensing Authority, Insurance Company, Building Society etc) before the inspection was carried out.

The Report will usually contain a list of recommended actions necessary to bring the installation up to the current standard. **For items classified as 'requires urgent attention', the safety of those using the installation may be at risk,** and it is recommended that a competent person undertake the necessary remedial work without delay.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. The maximum time interval recommended before the next inspection is stated in the Report under "Next Inspection."

DISTRIBUTION BOARD DETAILS

DB ref.:	DB1	Z_s at this board (Ω):	0.26	I_{pf} at this board (KA):	1.34	Main switch type BSEN reference:	1361 type 2	Rating:	100 Amps	Supply conductors:	25 mm^2	Earth:	16 mm^2
Distribution board location:	First floor hallway cupboard	Supplied from:	Main Board	No. Of phases:	Single	Supply protective device type: BSEN reference:	BS3161 Fuse HBC - Type 2	Rating:	100 Amps				

CIRCUIT DETAILS

TEST RESULTS

Circuit Reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors		Max.Disconnection time permitted (s)	Overcurrent devices			RCD	Maximum permitted Zs Ω	Circuit impedances Ω					Insulation resistance				Polarity	Maximum Measured Zs Ω	RCD	
													Ring final circuits only (Measured end to end)			All circuits (At least one column to be completed)									
					Live (mm^2)	cpc (mm^2)		Type BS EN	Rating (A)	Short circuit capacity (KA)	IΔn mA		r_1	r_n	r_2	$R_1 + R_2$	R_2	Phase /Phase M Ω	Phase /Neutral M Ω	Phase /Earth M Ω	Neutral /Earth M Ω			At IΔn ms	At 5 x IΔn ms
	RCD	-	-	-	-	-	-	61008 RCD	63	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
	WATER HEATER	A	1	1	6	4	0.4	60947-type B	40	6	N/A	1.37	N/A	N/A	N/A	0.17	N/A	N/A	>299	>299	>299	√	0.28	N/A	N/A
	COOKER	A	1	1	6	4	0.4	60947-type B	32	6	N/A	1.37	N/A	N/A	N/A	0.16	N/A	N/A	>299	>299	>299	9	0.33	N/A	N/A
	HEATING	A	1	1	6	4	0.4	60947-type B	32	6	N/A	1.37	N/A	N/A	N/A	0.15	N/A	N/A	>299	>299	>299	√	0.36	N/A	N/A
	KITCHEN RING	A	1	4	2.5	1.5	0.4	60947-type B	32	6	N/A	1.37	0.14	0.16	0.18	0.23	N/A	N/A	>299	>299	>299	√	0.37	N/A	N/A
	LIGHTING	A	1	5	1.5	1.0	0.4	60898 Type B	6	6	N/A	7.28	N/A	N/A	N/A	0.28	N/A	N/A	>299	>299	>299		0.41	N/A	N/A
	RCD	-	-	-	-	-	-	61008 RCD	63	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
	MASTER ROOM HEATING	A	1	1	6	4	0.4	60947-type B	32	6	N/A	1.37	N/A	N/A	N/A	0.24	N/A	N/A	>299	>299	>299	√	0.37	N/A	N/A
	SECOND ROOM HEATING	A	1	1	6	4	0.4	60947-type B	32	6	N/A	1.37	N/A	N/A	N/A	0.19	N/A	N/A	>299	>299	>299	√	0.33	N/A	N/A
	RING	A	1	6	2.5	1.5	0.4	60947-type B	32	6	N/A	1.37	0.15	0.17	0.19	0.27	N/A	N/A	>299	>299	>299	√	0.33	N/A	N/A
	LIGHTING	A	1	7	2.5	1.5	0.4	60898 Type B	32	6	N/A	2.3	N/A	N/A	N/A	0.19	N/A	N/A	>299	>299	>299		0.27	N/V	N/V
	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O (other please state)
PVC/PVC CABLES	PVC CABLES IN METALLIC CONDUIT	PVC CABLES IN NON-METALIC CONDUIT	PVC CABLES IN METALIC TRUNKING	PVC CABLES IN NON-METALIC TRUNKING	PVC/SWA CABLES	XLPE/SWA CABLES	MINERAL-INSULATED CABLES	