



Home Buyers Report

Contents

- **Gas safety record**
- **Plumbing condition report**
- **Central Heating report**
- **Estimate for remedial works (if applicable)**

Landlords / Homeowner Gas Safety Record - G2

Access Date: Friday, 22 July, 2022
 Next expiry date: Saturday, 22 July, 2023

Cert. No: CT-604139-1864945001



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ



Client:

Site Add.:

Gas Inspection Details

Meter Reading	Meter / ECV Location	AECV location (if app)	Meter Visual Inspection	Meter Type	ECV Accessible	Gas Installation Pipework	Let-By/Tightness Test	Record Pressure Drop	Protective Earth Bond
04858	Outside	N/A	Pass	E6	Yes	Pass	Pass / Pass	0	No

Gas Appliance Details

	Cooker Hob.	Combi Boiler
Location	Kitchen	Hallway compartment
Make	Tecnik	Ideal
Model #	Range cooker	Logic C30
Serial #	0	AFQ213981022102142128
Flue Type	Flueless	Room Sealed
Safety Device	Pass	Pass
Operating Pressure/Gas Rate	20.20 mbar	30.30 kW (NETT)
Ventilation Adequate	Yes	N/A
Flue Flow Test	N/A	N/A
Spillage Test	N/A	N/A
Termination Satisfactory	N/A	Pass
Visual Condition	Pass	Pass
Appliance Serviced	No	No
ID, AR or Advisory situation	N/A	N/A
Gas Council Number	0	7-34/19
Flue Gas Analysis (Ratio)	N/A - This appliance is not a boiler	0.0014
Safe To Use	Yes	Yes
Fuse / Electrical	Not Applicable	Safety Isolated
Appliance related comments:	N/A	N/A

SAMPLE

In the event of a complaint relating to any service or installation in a property gas-elec must be given the opportunity to address the issue by re-visiting the property to resolve any alleged complaint. gas-elec cannot be held responsible if the opportunity to fully address the matter is not afforded to us. In the event of another company/contractor being called to the property to investigate or attempt to rectify an alleged complaint in preference to gas-elec the company will accept no liability. A detailed internal inspection of the flue integrity, construction and lining has not been carried out. I confirm that the situation(s) recorded above, has been identified and brought to the attention of the Responsible Person in accordance with the GSIUR, and Gas Industry Unsafe Situations Procedure. This report has been completed and issued by Gas-elec Safety (UK) Ltd. This is an MOT style Gas Safety Record, please refer to the access date and next expiry date at the top of this page. This means we can carry out the inspection up to two months before the due date. The Record will still retain the existing expiry date. This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19.

This Safety Record Issued By

Name

(Please refer to 'General Comments' page for comments made by the engineer regarding the installation)

Landlords / Homeowner Gas Safety Record - G2

Access Date: Friday, 22 July, 2022
Next expiry date: Saturday, 22 July, 2023

Cert. No : CT-604139-1864945001



Gas-elec Group
Summer Road,
Walsham - Le - Willows,
Bury St Edmunds,
IP31 3AJ



Client:

Site Add.:

General comments:

Electrical Bonding

Most types of electrical installations are fitted with main protective bonding conductors, which is the connection to the internal gas and water pipes to the installations earth terminal. In particular those installations with P.M.E (Protective Multiple Earth) must, by law, be fitted with protective earth bond. The gas installation pipe fitted in your premises does not appear to be fitted with a main protective bonding conductor. I am required by the gas Safety (Installation and use) Regulations, to inform you that any necessary protective earth bonding work should be carried out by a competent person. I advise you to have the installation checked by an electrically competent person. No electrical installation work should be undertaken until the lack of protective bonding is checked by an electrically competent person. If you are a tenant of this property, would you please bring this requirement to the attention of the owner/landlord or their managing agent.

SAMPLE

Plumbing Condition Report



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ
 TEL : 0800 5879999

Job No.: 1864945

Date : 22/07/2022



Client:

Property Inspected:

Item tested	Condition	Comments
Hot Water operates effectively	Good	1 year old combi - boiler
Kitchen sink & plumbing	Fair	1 1/2 bowl sink with mixer tap (no plugs present)
Utility room & plumbing	Fair	Cloakroom used as utility room (w/c removed)
Washing machine etc. & plumbing	Fair	In cloakroom
Dishwasher & plumbing	Fair	Kitchen - under-in
Ground floor WC & plumbing	Fair	Sink only
En suite other	N/A	
Family bath room & Plumbing	Fair	Bath and separate shower cubicle. Toilet cistern slightly noisy as fill valve closes at end of fill
Condition of baths & showers	Fair	Non thermostatic mixer valves

SAMPLE

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied), furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible.

Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Inspector Signature:

Plumbing Condition Report



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ
 TEL : 0800 5879999

Job No.: 1864945

Date : 22/07/2022



Item tested	Condition	Comments
Hot Water Storage	N/A	
Operation of immersion elements	N/A	
Cold Water Storage Tank	N/A	
Water flow rate. Min.	Fair	
Low Pressure feed.	N/A	
Stopcock	Fair	Behind panel to the left of the dishwasher, functional test satisfactory.
Outside tap.	Fair	Not insulated

SAMPLE

Overall condition: W/C, suites, taps, shower etc all functional and in reasonable condition with some wear commensurate with age (est 25 years)

The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or its employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Inspector Signature:

Plumbing Condition Report



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ
 TEL : 0800 5879999

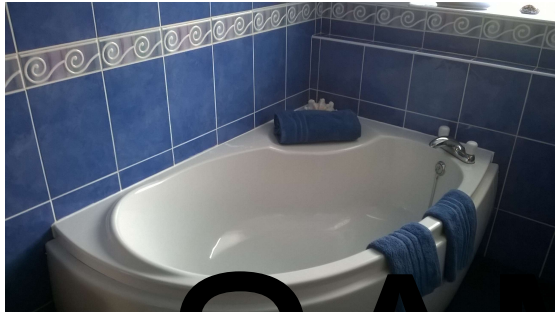
Job No.: 1864945

Date : 22/07/2022



Pictures (Supplimentary Images of Inspection provided by Engineer)

Description: Bath



Description: Sink

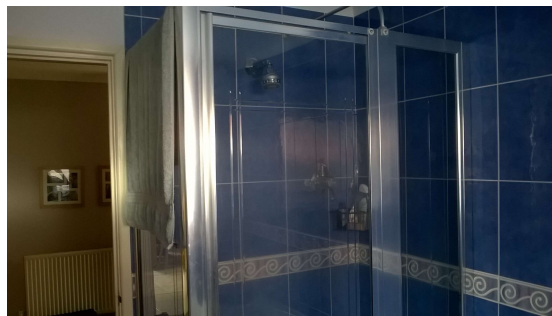


SAMPLE

Description: W/C



Description: Shower



The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Inspector Signature:

Plumbing Condition Report



Gas-elec Group
Summer Road,
Walsham - Le - Willows,
Bury St Edmunds,
IP31 3AJ
TEL : 0800 5879999

Job No.: 1864945

Date : 22/07/2022



Pictures (Supplimentary Images of Inspection provided by Engineer)

Description: Utility room



Description: Kitchen sink



SAMPLE




The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practicality and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Inspector Signature:

Central Heating Condition Report

	Gas-elec Group Summer Road, Walsham - Le - Willows, Bury St Edmunds, IP31 3AJ TEL : 0800 587 9999	Job No.: 1864945	 
		Date : 22/07/2022	

Client:	
Property Inspected:	




Boiler Details				
Boiler- Make	Model:	Approx Age in years	Type of Boiler	Location
Ideal	Logic C30	1	Combi Boiler	Hallway compartment

Item tested	Result	Comments
Boiler Condition	Good	visual and functional condition
Central heating pump	Good	Integral to boiler
Heating control and timer	Good	Wireless programmable room thermostat (freestanding)
Room Thermostat	Good	As above
Earth bonding to pipe work and boiler	Good	
Motorised Valve(s)	Good	Integral to boiler
Feed/Expansion tank insulation	N/A	
Fuel Storage Tank and pipe work	N/A	
Discharge/Condense Pipe	Good	
Drain off cock	Good	
TRV (Thermostatic Radiator Valves)	Good	TRV's to all radiators except bathroom.

SAMPLE

<p><i>The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.</i></p> <p><i>The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.</i></p> <p>This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19</p>	Inspector:
	Inspector Signature:

Central Heating Condition Report

	Gas-elec Group Summer Road, Walsham - Le - Willows, Bury St Edmunds, IP31 3AJ TEL : 0800 587 9999	Job No.: 1864945	 
		Date : 22/07/2022	

Condition of radiators	Good
Number of radiators	7
Radiators function correctly	Yes
Radiators function efficiently	Yes




Other relevant information: Combi boiler provides hot water on demand (no cold water tank in loft or storage of hot water).
 The room where the room thermostat is located should not have a TRV but turning the TRV to its maximum setting will give the same result.
 System filter fitted.

SAMPLE

Comments: Hot water and heating all functional.
 Radiators and TRV's estimated 35 years old with a couple of newer additions.

<p><i>The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.</i></p> <p><i>The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.</i></p>	Inspector:
	Inspector Signature:

Central Heating Condition Report

	Gas-elec Group Summer Road, Walsham - Le - Willows, Bury St Edmunds, IP31 3AJ TEL : 0800 587 9999	Job No.: 1864945	 5 9 2 2 8 7	
		Date : 22/07/2022		

Pictures (Supplimentary Images of Inspection provided by Engineer)

Description: Boiler



SAMPLE

The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practicality and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Inspector Signature:

Electrical Installation Condition Report - EICR**Section A. Details of the client/Person ordering the report**Name
Address**Section B. Reason for producing this report**

Date(s) on which inspection and testing was carried out

Property purchase

22-July-2022

Section C. Details of the installation which is subject of this report

Site Address

Description Of Premises Domestic

Estimated age of wiring system 60 Year(s)

Evidence of additions/alterations Yes

Installation record available?(651.1) No Date of last inspection if yes, estimated age 20 year(s)

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

Section D. Extent and limitations of inspecting and testing

Extent of the electrical installation covered by this report

Agreed limitations including the reasons (See Regulation 653.2)

1. Supplier's fuse sealed, cannot inspect internally
2. A minimum of 10% of final circuit accessories inspected internally *A minimum of 20% for HMO properties in Scotland
3. No design information available.
4. Some points inaccessible due to obstruction.
5. Live and neutral insulation resistance testing omitted
6. Limited loft access due to wasps nest

Agreed with:

Operational limitations including the reasons

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: **2018**

It should be noted that cable concealed within trunking and conduits, under floors, in roof spaces, and generally within 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 installationGeneral condition of the installation (in terms of electrical safety)
Attention is required

Overall assessment of the installation in terms of its suitability for continued use Un satisfactory

Electrical Installation Condition Report - EICR

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

Section F. Recommendations

Where the overall assessment of the suitability of the installation for continued use is '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 'Requiring further investigation' (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 the installation is further inspected and tested by 22-Jul-2027

Section G. Declaration

I/We, being the persons(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 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

Signature

For/on behalf of Gas-ElecArea 4 N

Position Engineer

Address Summer Road, Walsham le Willows,
Bury St Edmunds, Suffolk, IP31 3AJ,

Date 22-July-2022

Section H. Schedule(s)

1 schedule(s) of inspection and 1 schedule(s) of 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 ARRANGEMENT	NUMBER AND TYPE OF LIVE CONDUCTORS	NATURE OF SUPPLY PARAMETERS	SUPPLY PROTECTIVE DEVICE
TN-C-S	a.c 1Ph 2 Wire Confirmation of supply polarity Yes	Nominal voltage, U/U 230 V Nominal frequency, f. 50 Hz Prospective fault current, I _{pf} (2) kA External loop impedance Z _e Note:(1) by enquiry (2) by enquiry or by measurement	BS(EN) 1361 Type: Rated Current: 60 A

Other sources of supply (As detailed on attached schedule) No

Electrical Installation Condition Report - EICR

Section J. Particulars of installation referred to in report

MEANS OF EARTHING Distributor's facility Yes Installation earth electrode No	DETAILS OF INSTALLATION EARTH ELECTRODE Type N/A Location N/A Resistance to Earth N/A
---	--

Main protective conductor

Earthing conductor	Material Copper	CSA 16 mm	Connection/continuity verified Yes
Main protective bonding conductors	Material Copper	CSA 10 mm	Connection/continuity verified Yes
To water installation pipes Yes	To gas installation pipes No	To oil installation pipes N/A	To structural steel N/A
To lightning protection N/A	To other incoming services N/A		

Main switch/switch-fuse/circuit-breaker/RCD

Location Hallway cupboard BS(EN) EN60947-3 No of poles 2	Current rating 100 A Fuse/device rating or setting A Voltage rating 230 V	If RCD main switch Rated residual operating current(I) mA Rated time delay ms Measured operating time(at I) ms
---	--	---

Section K. Observations

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the *Extent and limitations* of the *Inspection* and testing section.

No.	OBSERVATION(S)	CLASSIFICATION CODE
1	Low insulation resistance measured across all circuits (all accessible appliances isolated, further investigation required to identify cause)	C1 – Requires Urgent Attention
2	Garage/shed/pond installation substandard: apparent use of earth electrode but no RCD protection, no earth to any sockets except at door	C1 – Requires Urgent Attention
3	No 30mA RCD protection for bathroom circuits	C2 – Potential Danger Present
4	Cables run across ceiling without fire rated support	C2 – Potential Danger Present
5	Loft lighting wiring substandard: rubber cable without circuit protective conductor and metal accessories, cables not secured etc. (restricted loft access as per limitation)	C2 – Potential Danger Present
6	No protective bonding to gas pipework	C2 – Potential Danger Present
7	No 30mA RCD protection for socket outlets	C2 – Potential Danger Present
8	No socket circuit ring continuity	C2 – Potential Danger Present
9	No 30mA RCD protection for lighting circuits	C3 – Recommend Improvement
10	No mechanical/30mA RCD protection for cables buried less than 50mm in walls	C3 – Recommend Improvement
11	Green sleeving used on circuit protective conductors, lighting switch wires not identified.	Does not comply with BS 7671:2018

Electrical Installation Condition Report - EICR

12	No surge protection device installed at consumer unit	Does not comply with BS 7671:2018
13	Consumer unit constructed from combustible material	Does not comply with BS 7671:2018
14	Downlights: batons used to maintain gap to vermiculite insulation in loft - additional measures will be required if further insulation is added (restricted loft access as per limitation)	Not Applicable
15	Loft wiring run across flooring and will require protection if the loft is to be utilised. (restricted loft access as per limitation)	Not Applicable

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the persons(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



Electrical Installation Condition Report - EICR

Section O. Schedule of circuit details

DB reference no 1 Location Zs at DB 0.25 I at DB(kA) 1.1 Correct Polarity of supply confirmed YES Phase rotation confirmed N/A	Details of circuits and/or installed equipment vulnerable to damage when testing Connected equipment	Details of test instruments used(state serial and/or asset) Continuity 5099162 Insulation resistance 5099162 Earth fault loop impedance 5099162 Earth electrode resistance RCD 5099162
---	--	---

Tested by : Name (Capitals) Signature :	Date : 22-Jul-2022
--	---------------------------

Circuit Details										Test results														
Protective Device							Conductor Details			Ring final circuit continuity (ohms)	Continuity (ohms)	Insulation Resistance (mega ohms)												
Circuit Number	Circuit Description	Type	Rating In A	Breaking capacity	RCD In (mA)	Maximum Permitted Zs	Reference method	Live (mm2)	Cpc (mm2)															

Circuit Number	Circuit Description	Type	Rating In A	Breaking capacity	RCD In (mA)	Maximum Permitted Zs	Reference method	Live (mm2)	Cpc (mm2)	r1 (Line)	Rn (Neutral)	r2 (CPC)	(R1 +R2)	R2	Insulation Resistance Test Voltage	Live / Live	Live / Earth	Polarity	Maximum measured (Zs) (Ohms)	RCD*5 time(ms)	RCD Test Button Operation	Manual AFDD test button operation	Remarks
1	Main switch	BS 60947-3	100			0	N/A	0	0	N/A	N/A	N/A	N/A	N/A		N/A		Yes	N/A		N/A		
2	Cooker	BS (EN) 60898 Type B	40			0.87	N/A	6.0	2.5	N/A	N/A	N/A	0.12	N/A	500	N/A	0.3	Yes	0.37		N/A		
3	Sockets	BS (EN) 60898 Type B	32			1.1	N/A	2.5	1.5	999	999	999	0.26	N/A	500	N/A	0.3	Yes	0.51		N/A		
4	Sockets	BS (EN) 60898 Type B	32			1.1	N/A	2.5	1.5	0.49	0.49	0.87	0.35	N/A	500	N/A	0.3	Yes	0.60		N/A		



Electrical Installation Condition Report - EICR

5	Sockets	BS (EN) 60898 Type B	16			2.18	N/A	2.5	1.5	N/A	N/A	N/A	0.28	N/A	500	N/A	0.3	Yes	0.53		N/A		
6	Sockets	BS (EN) 60898 Type B	16			2.18	N/A	2.5	1.5	N/A	N/A	N/A	0.30	N/A	500	N/A	0.3	Yes	0.55		N/A		
7	Boiler	BS (EN) 60898 Type B	16			2.18	N/A	2.5	1.5	N/A	N/A	N/A	0.09	N/A	500	N/A	0.3	Yes	0.34		N/A		
8	Lights	BS (EN) 60898 Type B	6			5.82	N/A	1.0	1.0	N/A	N/A	N/A	999	N/A	500	N/A	0.3	Yes	999		N/A		
9	Lights	BS (EN) 60898 Type B	6			5.82	N/A	1.0	1.0	N/A	N/A	N/A	0.74	N/A	500	N/A	0.3	Yes	0.99		N/A		

DISTRIBUTION BOARD INSPECTION SCHEDULE FOR SINGLE DISTRIBUTION BOARD INSTALLATIONS

N. Schedule of inspections for the main intake and associated circuits for use with Electrical Installation

Condition Report

OUTCOMES	Acceptable condition	AC	Unacceptable condition	state C1 or C2	Improvement recommended	State C3	Not verified	NV	Limitation	Lim	Not applicable	NA	Further Investigation	FI
ITEM NO	DESCRIPTION												OUTCOME <i>(Use codes above Provide additional comments where appropriate)</i>	
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													
1.1	Service Cable													AC
1.2	Service Head													LIM
1.3	Earthing Arrangement													AC
1.4	Meter tails													AC
1.5	Metering equipment													AC
1.6	Isolator (where present)													NA
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													NA
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)													AC
3.2	Presence and condition of earth electrode connection where applicable 9542.1.2.3)													NA
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)													AC
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)													AC
3.5	Accessibility and condition of earthing conductor and MET (543.3.2)													AC
3.6	Confirmation of main protective conductor sizes (544.1)													AC
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)													C2
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)													AC
4.0	CONSUMER UNIT(S) /DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													AC
4.2	Security of fixing (134.1.1)													AC
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)													AC
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.1.201; 526.5)													AC
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													AC
4.6	Presence of main linked switch (as required by 462.1.201)													AC
4.7	Operation of main switch (functional check) (643.10)													AC
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (643.10)													AC
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													AC
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)													NA
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)													NA
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.1)													NA
4.13	Presence of other required labelling (please specify) (Section 514)													NA
4.14	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)													AC
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)													AC
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)													AC

4.17	Protection against electromagnetic effects where cables enter consumer unit /distribution board/enclosures (521.5.1)	NA
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204;411.5.2; 531.2)	C2
4.19	RCD's provided for additional protection/requirements - includes RCBO's (411.3.3; 415.1)	C2
4.20	Confirmation of identification that SPD is functional (651.4)	NA
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	AC
4.22	Adequate arrangements where generating set operates as a switched alternative to the public supply (551.6)	
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	AC
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)	AC
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	LIM
	To include integrity of conduit and trunking system (metallic and plastic)	
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of the installation (Section 523)	C2
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	C2
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	AC
5.8	Presence and adequacy of circuit protective conductors 411.31; Section 543)	C2
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	AC
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)	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA	
	For all socket-outlets of rating 32 A or less, unless an exemption is permitted (411.3.3)	C2
	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	C2
	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	C3
	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)	LIM
5.14	Band II cables segregated/separated from Band I cables (528.1)	LIM
5.15	Cables segregated/separated from communications cabling (528.2)	LIM
5.16	Cables segregated/separated from non-electrical services (528.3)	LIM
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)	AC
	No basic insulation of a conductor visible outside enclosure (526.8)	AC
	Connections of live conductors adequately enclosed (526.5)	AC
	Adequately connected at point of entry to enclosure (glands, Bushes etc) (522.8.5)	AC
5.18	Condition of accessories including socket outlets, switches and joint boxes (651.2 (v))	AC
5.19	Suitability of accessories for external influences (512.2)	AC
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	

5.21	Single-pole switching or protective devices in line conductor only (132.4.1; 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 30mA (701.411.3.3)	C2
6.2	Where used as a protective measure, requirements of SELV or PELV met (701.414.4.5)	NA
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS3535 (701.512.3)	NA
6.4	Presence of supplementary bonding conductors, unless required by BS 7671:2018 (701.415.2)	NA
6.5	Low voltage (e.g. 230 volt) socket outlet sited at least 3M from zone 1 (701.512.3)	AC
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	AC
6.7	Suitability of accessories and controlgear etc for a particular zone (701.512.3)	AC
6.8	Suitability of current-using equipment for particular position within the location (701.55)	NA
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	
7.1	List all other special locations present, if any. (Record separately the results of particular inspections applied)	NA

CONDITION REPORT. GUIDANCE FOR RECIPIENTS

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

1. The purpose of this Condition Report is to confirm, so 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. The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.
3. 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.
4. Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six-monthly. **For safety reasons it is important that this instruction is followed.**
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 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 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' and on a label at or near to the consumer unit/distribution board.

CONDITION REPORT INSPECTION SCHEDULE GUIDANCE FOR THE INSPECTOR

1. Section 1.0. Where inadequacies in the distributor's equipment are encountered the inspector should advise the person ordering the work to inform the appropriate authority.
2. Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection. The absence of such protection should as a minimum be given a code C3 classification (item 5.12).
3. The schedule is not exhaustive.
4. Numbers in brackets are Regulation references to specified requirements.

Additional Comment

N/A

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

This report has been completed and issued by Gas-elec Safety (UK) Ltd

Accompanying Photos



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ
 TEL : 0800 5879999

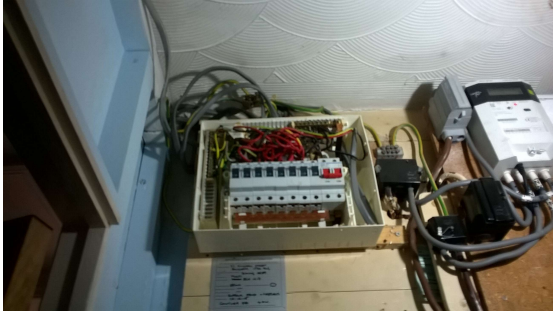
Job No.: 1864973

Date : 22/07/2022

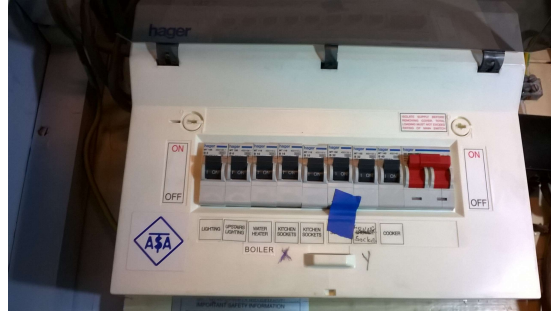


Accompanying photos provided by the engineer

Description: Consumer unit (cover removed)



Description: Consumer unit



The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Inspector Signature:

Quotation ID: 628138

Quotation



To:

From: Area 4 N
The Old Bomb Store
Walsham-Le-Willows
Suffolk
IP31 3AJ

Tel: 0800 041 8614 (Option 3)

Freephone: 0800 587 9999

Fax:

E-mail: customer.services@gas-elec.co.uk

Website: www.gas-elec.co.uk

Date: 27-Jul-2022

Dear,

Thank you for the opportunity to provide an estimate for the remedial works at the above property. Following our survey at the property, the cost to implement the recommended work will cost **£1,085.00** plus VAT (which includes all parts and labour).

For full details of the works required at the above property with the different options, please find these details on the following page(s).

This estimate is valid for 28 days from the date shown above. If you have any questions or would like to proceed with the works, please contact us by phone on 0800 041 8614 (Option 3) or by email customer.services@gas-elec.co.uk. Alternatively, please complete and return the Order Confirmation below.

gas-elec and all of the gas-elec engineers are registered with accreditation bodies and are qualified to carry out all types of gas & electrical remedial works. Gas-elec is also able to register work for building control purposes.

Yours sincerely,
gas-elec Customer Services

Area 4 N

Quotation

**Further Works****Details of work required:**

The items below refer to those listed in Section K, 'Observations' on page 3 of the Electrical Installation Condition Report;

Please note: Removal of wasps nest required before any of the below works can be commenced.

1) Code - C1 – Requires Urgent Attention; - Low insulation resistance measured across all circuits (all accessible appliances isolated, further investigation required to identify cause)

:- Investigate low values of insulation resistance measured across all circuits at property, open all accessories, tighten connections, trace faults and rectify if possible, if not possible advise further on a course of action.

Note: If unable to be rectified, further works may be required.

2) Code - C1 – Requires Urgent Attention; - Garage/shed/pond installation substandard: apparent use of earth electrode but no RCD protection, no earth to any sockets except at door

:- Disconnect and make safe, garage, pond and shed circuit.

3) Code - C2 – Potential Danger Present; - No 30mA RCD protection for socket outlets

:- Supply & install 18th Edition non-combustible fuse-board with RCD protection to all circuits, including surge protection device.

4) Code - C2 – Potential Danger Present; - No socket circuit ring continuity

:- Investigate no ring continuity found on socket circuit, open all accessories, tighten connections, trace faults and rectify if possible, if not possible, advise further on a course of action.

Note: If unable to be rectified, further works may be required.

5) Code - C2 – Potential Danger Present; - Loft lighting wiring substandard: rubber cable without circuit protective conductor and metal accessories, cables not secured etc. (restricted loft access as per limitation)

:- Disconnection only of lighting in loft.

6) Code - C2 – Potential Danger Present; - No protective bonding to gas pipework

:- Install bonding as required.

7) Code - C2 – Potential Danger Present; - No 30mA RCD protection for bathroom circuits

:- Rectified by item 3.

8) Code - C2 – Potential Danger Present; - Cables run across ceiling without fire rated support

:- Install cable supports as required.

9) Code - C3 – Recommend Improvement; - No 30mA RCD protection for lighting circuits

:- Rectified by item 3.

10) Code - C3 – Recommend Improvement; - No mechanical/30mA RCD protection for cables buried less than 50mm in walls

:- Rectified by item 3.

Quotation



11) Code - Does not comply with BS 7671:2018; - Green sleeving used on circuit protective conductors, lighting switch wires not identified.

:- No action required to make installation 'Satisfactory' – no amounts included in cost below

12) Code - Does not comply with BS 7671:2018; - No surge protection device installed at consumer unit

:- Rectified by item 3.

13) Code - Does not comply with BS 7671:2018; - Consumer unit constructed from combustible material

:- Rectified by item 3.

14) Code - N/A; - Downlights: batons used to maintain gap to vermiculite insulation in loft - additional measures will be required if further insulation is added (restricted loft access as per limitation)

:- No action required to make installation 'Satisfactory' – no amounts included in cost below

15) Code - N/A; - Loft wiring run across flooring and will require protection if the loft is to be utilised. (restricted loft access as per limitation)

:- No action required to make installation 'Satisfactory' – no amounts included in cost below

Note: Due care will be taken to avoid damage to the décor, but where this is unavoidable, please note that plastering over and making good is not included in this estimate. Gas-elec are unable to offer this service and as such this will need to be rectified separately by the client

This recommended work will cost £1,085.00 plus VAT (which includes all parts and labour).

Quotation



Terms & Conditions

1. The quotation is valid for 28 days.
2. Work will only commence on receipt of a deposit of 50% of the value of the installation.
3. The quotation is for the works as detailed on the quotation letter. Any extra work will need to be paid for separately.
4. Work will commence on receipt of the signed order at the bottom of this quotation .
5. All work is guaranteed for 12 months from the date of installation.
6. Please note that if you choose to pay by credit card, you may be charged a fee for this method of payment. If you choose to pay by debit card, no additional charges will apply.
7. Please Note: When carrying out the electrical remedial works, there may be a requirement for decorative repair such as plastering and decorating. Gas elec are unable to offer this service so this will need to be dealt with separately by the Landlord or Agent.

ORDER CONFIRMATION

I, _____, do hereby accept the quotation
(reference no.: _____) and agree to the Terms & Conditions listed above.

Signed: _____ Print name: _____

Address: _____

Post Code: _____

Contact number: _____

Email address: _____