

Home Buyer Report Gold

Inspection Address:

123 Any Street, Any Town, AN1 1PC

Inspection Date:

05/01/2021

Prepared For:

Sample Name

Prepared By:

Inspectify

53 Shaw Road

Dudley

DY2 8TP

+447920291135

Report Number:

4669

Inspector:

Ajvinder Singh

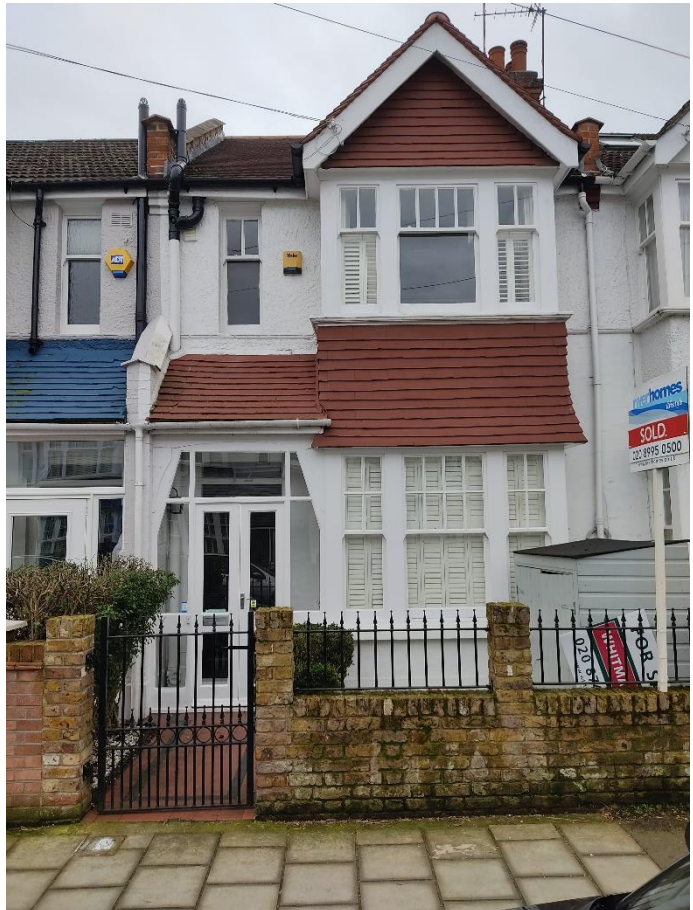


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Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure.

Company / Installer

Engineer

Company

Address

Post Code

Tel No.

Gas Safe No.

ID Card No.

Ajvinder Singh

Inspectify

53

Shaw Road

Dudley

West Midlands

DY2 8TP

07920 291135

300451

4370400

Job Address

Name

Address

Post Code

Tel. No.

123 Any Street

Any Town

AN1 1PC

Customer / Landlord

Name

Company

Address

Post Code

Tel. No.

Sample Name

123 Any Street

Any Town

AN1 1PC

Appliance Details						Inspection Details														
	Location	Appliance Type	Make	Model	Flue Type	Appliance Inspected	Operating Pressure (mbar)	Heat Input (kW/h)	High Combustion Reading			Low Combustion Reading			Safety Device(s) correct operation	Ventilation Provision satisfactory	Visual condition of flue and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
									Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Landing	Boiler	Vaillant	ecoTEC plus	RS	Yes	18	27.48	4	27	8.4	NA	NA	NA	Yes	Yes	Pass	Pass	Yes	No
2																				
3																				
4																				
5																				
6																				

Defects / Identified

1

2

3

4

5

6

Unable to test for gas tightness / gas leaks because meter is inaccessible due to kitchen cupboard

Unable to confirm integrity of equipotential bonding because meter is inaccessible due to kitchen cupboard

Boiler has an internal water leak and there is corrosion on the underside of the boiler

The boiler flue is not adequately supported with the correct brackets at the correct distances

Labels and Warning Notice Issued

Yes

Yes

Yes

Yes

CO Alarm(s)

CO Alarm(s) fitted

CO Alarm(s) tested and Satisfactory

Yes

Yes

Smoke Alarm(s)

Smoke Alarm(s) fitted

Smoke Alarm(s) tested and Satisfactory

Yes

Yes

Emergency Control Accessible

No

Gas Tightness Satisfactory

No

Gas Installation Pipework Visual Inspection Satisfactory

Yes

Equipotential Bonding

No

NEXT INSPECTION DUE ON OR BEFORE

05-Jan-2022

Comments

Smoke and CO alarms tested – all OK. Gas meter and emergency control valve is inaccessible and therefore unable to test for gas leaks or test the integrity of the equipotential bonding to gas meter. The inside of the boiler is leaking and the underside has corroded through and has been identified as ‘immediately dangerous’. The boiler has, with the permission of the owner, been isolated from the supply. The boiler flue is not adequately supported. See photos.

Signatures

Issued by:

Signed:

A Singh

Received by:

Signed:

Date

05-Jan-2021

Print Name

Ajvinder Singh

Print Name

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure.

Company / Installer		Job Address		Customer / Landlord	
Engineer	Ajvinder Singh	Name		Name	Sample Name
Company	The New Boiler Company	Address	123 Any Street	Company	
Address	53 Shaw Road		Any Town	Address	123 Any Street
	Dudley				Any Town
	West Midlands				
Post Code	DY2 8TP	Post Code	AN1 1PC	Post Code	AN1 1PC
Tel No.	07920 291135	Tel. No.		Tel. No.	
Gas Safe No.	300451				
ID Card No.	4370400				

Appliance Details		High Combustion Performance Readings		Low Combustion Performance Readings	
Type	Boiler	CO/Co2 Ratio	4	CO/Co2 Ratio	NA
Make	Vaillant	CO (ppm)	27	CO (ppm)	NA
Model	ecoTEC	CO2 %	8.4	CO2 %	NA
Location (Position/Room)	Hall				

Safety Checks			
Appliance is operating correctly	No	Appliance flueing is safe	No
Appliance conforms to current safety standards	Yes	Appliance ventilation is safe	Yes
Safety warning/advice notice explained and left	Yes	Emission/combustion test	Pass
Appliance/system controls checked/adjusted	Yes	Burner pressure/Gas rate correct	Pass
Operating pressure (mbar)	18	Tightness Test carried out	Unable to test
Heat Input (kW)	27.48		

Central heating Annual Service and Plumbing Inspection			
Boiler/warm air working correctly	No	Warm air/outlet grills working correctly	NA
Hot water cylinder condition checked and in working order	Yes	Visible pipework free from water leaks	No
Programmer/timer and all controls working correctly	No – see central heating inspection report		

Appliance/system advice and recommendations			
Approved audible Carbon Monoxide Alarm fitted*	Yes	Recommended appliance replacement – see advice	Yes – boiler has been isolated from the gas supply
Appliance is safe	No	Magnetic System filter fitted (where applicable)	No
All functional parts available	Yes	System improvement(s) recommended – see advice	Yes

*Although regular servicing is essential, an audible Carbon Monoxide Alarm is an early warning device that keeps working 24 hours a day should an unforeseen event occur. Battery operated models have a 4-5 year lifespan.

NEXT GAS SERVICE IS DUE ON OR BEFORE 05-Jan-2022

Engineer Comments		Signatures	
	Issued by: Signed:	Received by: Signed:	Date
	Print Name	Print Name	

Comments

It would be uneconomical to repair a boiler in such poor condition. It looks like the heat exchanger is leaking and the fan is in poor condition. The boiler casing has corroded meaning the integrity of the combustion chamber has been compromised. The flue is not properly supported as per regulations. The cost of these works makes it unviable and a new boiler fitted to the correct standard is advised. A magnetic filter has not been fitted to the boiler and this is a must with any new installation to maintain the parts and labour warranty that every boiler comes with.

ELECTRICAL INSTALLATION CONDITION REPORT

Ref: ELEC-4469

SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name	Sample Name
Address	123 Any Street, Any Town, AN1 1PC

SECTION B. REASON FOR PRODUCING THIS REPORT

Purchase of property	
Date(s) on which inspection and testing was carried out	5 January 2021

SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier				
Address	123 Any Street, Any Town, AN1 1PC			
Description of premises				
Domestic <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Other (include brief description) <input type="checkbox"/>	
Estimated age of wiring system	30	years		
Evidence of additions / alterations	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not apparent <input checked="" type="checkbox"/>	If yes, estimate age <input type="text"/> years
Installation records available? (Regulation 651.1)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date of last inspection	NA

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report	
Whole installation plus dishwasher, hob and extractor	
Agreed limitations including the reasons (see Regulation 653.2) <input type="text"/>	
Suppliers seal. Communal areas/landlords' supply/access to origin of supply. Cables concealed in trunking, underfloor, in general fabric of building and in roof spaces.	
Agreed with:	<input type="text"/>
Operational limitations including the reasons (see page no <input type="text"/> 1)	<input type="text"/>
Testing and inspection in accordance with BS7671:2018	
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 <input type="text"/> 2018 ..	
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.	

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety)	
Unsatisfactory	
Overall assessment of the installation in terms of its suitability for continued use	
Unsatisfactory <input type="text"/> * (Delete as appropriate)	
* An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.	

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued used above is stated as UNSATISFACTORY, I / we recommend that any observations classified as '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 the installation is further inspected and tested before 10 years

SECTION G. DECLARATION

I / We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

Inspected and tested by:	Report authorised for issue by:		
Name	Ajvinder Singh	Name	Ajvinder Singh
Signature	A Singh	Signature	A Singh
For/on behalf of	Inspectify	For/on behalf of	Inspectify
Position	Qualified Supervisor	Position	Qualified Supervisor
Address	53 Shaw Road, Dudley, West Midlands, DY2 8TP	Address	53 Shaw Road, Dudley, West Midlands, DY2 8TP
Date	5 January 2021	Date	6 January 2021

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 arrangements		Number and Type of Live Conductors				Nature of Supply Parameters				Supply Protective Device	
		a.c.	<input checked="" type="checkbox"/>	d.c.	<input type="checkbox"/>	Nominal voltage, U / U ₀ ⁽¹⁾		230	V	BS (EN)	LIM
TN-C	<input type="checkbox"/>	1-phase, 2-wire	<input checked="" type="checkbox"/>	2-wire	<input type="checkbox"/>	Nominal frequency, f ⁽¹⁾		50	Hz	Type	LIM
TN-S	<input type="checkbox"/>	2-phase, 3-wire	<input type="checkbox"/>	3-wire	<input type="checkbox"/>	Prospective fault current, I _{pf} ⁽²⁾		0.78	kA		
TN-C-S	<input checked="" type="checkbox"/>	3-phase, 3-wire	<input type="checkbox"/>	Other	<input type="checkbox"/>	External loop impedance, Ze ⁽²⁾		0.14	Ω		
TT	<input type="checkbox"/>	3-phase, 4-wire	<input type="checkbox"/>			(Note: (1) by enquiry (2) by enquiry or measurement)				Rated current	LIM A
IT	<input type="checkbox"/>	Confirmation of supply polarity			<input checked="" type="checkbox"/>						
Other sources of supply (as detailed on attached schedule <input type="checkbox"/>											

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing		Maximum Demand									
Distributor's facility	<input checked="" type="checkbox"/>	Maximum Demand (load)									
Installation earth electrode	<input type="checkbox"/>	Details of Installation Earth Electrode (where applicable)									
		Type (e.g. rods (s), tape etc)									
		Location									
		Electrode resistance to Earth		Ω							
Main Protective Conductors											
Earthing conductor		Material	Copper	csa	16	mm ²	Connection / continuity verified <input checked="" type="checkbox"/>				
Main protective bonding conductors (to extraneous-conductive-parts)		Material	Copper	csa	10	mm ²	Connection / continuity verified <input checked="" type="checkbox"/>				
To water installation pipes <input checked="" type="checkbox"/>		To gas installation pipes <input type="checkbox"/>		To oil installation pipes <input type="checkbox"/>		To structural steel <input type="checkbox"/>					
To lightning protection <input type="checkbox"/>		To other <input type="checkbox"/>		Specify							
Main Switch / Switch-Fuse / Circuit-Breaker / RCD											
Location	DB1 under stairs		Current rating		80	A	If RCD main switch				
			Fuse / device rating or setting		80	A	Rated residual operating current (I _{Δn})		NA	mA	
BS (EN)	60947		Voltage rating		230	V	Rated time delay		NA	ms	
No of poles	2						Measured operating time (at I _{Δn})		NA	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 inspection and testing* section
No remedial action is required ☒ The following observations are made ☐ (see below):

OBSERVATIONS(S) <small>Include schedule reference, as appropriate</small>	CLASSIFICATION CODE
No RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	C3
Broken light in main bathroom	C2
Missing blank to consumer board (416.2)	C1
Cables not adequately secured	C3
Broken socket (652.2 (v))	C1
No main protective bonding to gas installation pipework	C2

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 – Danger present. Risk of injury. Immediate remedial action required.

C2 – Potentially dangerous – urgent remedial action required.

C3 – Improvement recommended.

FI – Further investigation required without delay.

CONDITION REPORT SCHEDULE OF INSPECTIONS for
DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

Ref: ELEC-4469

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

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION								OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in section K of the Condition Report)					
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													
1.1	Service cable								✓					
1.2	Service head								LIM					
1.3	Earthing arrangement								✓					
1.4	Meter tails								✓					
1.5	Metering equipment								✓					
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)								✓					
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)								NA					
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 (542.3.2; 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)								C3					
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 (514.15)								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)								✓					
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)								✓					
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)								✓					
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board (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)								NA					
4.20	Confirmation of indication 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)								✓					
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					

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO	DESCRIPTION								OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in section K of the Condition Report)					

5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)								✓					
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)								LIM					
5.3	Condition of insulation of live parts (416.1)								✓					
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)								LIM					
	<ul style="list-style-type: none"> 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 of conductors and overload protective devices (433.1; 533.2.1)								✓					
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)								✓					
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; Section 543)								✓					
5.9	Wiring system(s) appropriate for the type and nature of installation and external influences (Section 522)								✓					
5.10	Concealed cables installed in prescribed zones (see Section D. <i>Extent and limitations</i>) (522.6.202)								LIM					
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i>) (522.6.204)								LIM					
5.12	Provision of additional protection by RCD not exceeding 30mA:													
	<ul style="list-style-type: none"> for all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3) 								✓					
	<ul style="list-style-type: none"> for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3) 								NA					
	<ul style="list-style-type: none"> for cables concealed in walls at a depth of less than 50 mm (522.6.202, 522.6.203) 								LIM					
	<ul style="list-style-type: none"> for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203) 								LIM					
	<ul style="list-style-type: none"> Final circuits supplying luminaires within domestic (household) premises (411.3.4) 								NA					
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)													
	<ul style="list-style-type: none"> Connections soundly made and under no undue strain (526.6) 								✓					
	<ul style="list-style-type: none"> No basic insulation of a conductor visible outside enclosure (526.8) 								✓					
	<ul style="list-style-type: none"> Connections of live conductors adequately enclosed (526.5) 								✓					
	<ul style="list-style-type: none"> 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 (652.2 (v))								C1					
5.19	Suitability of accessories for external influences (512.2)								✓					
5.20	Adequacy of working space/accessibility of equipment (132.12; 513.1)								✓					
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)								✓					

6.0	LOCATION(S) CONTAINING A BATH OR SHOWER (SECTION 701)													
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 and PELV met (701.414.4.5)								NA					
6.3	Shaver sockets 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)								NA					
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 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 controlgear etc. for particular zone (701.512.3)								✓					
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 installations or locations present, if any (Record separately the results of particular inspections applied)								NA					

Inspected by:

Name: Ajvinder Singh

Signature: A Singh

Date: 5 January 2021

GENERIC SCHEDULE OF TEST RESULTS

Ref: ELEC-4469

DB reference		DB1		Details of circuits / installed equipment vulnerable to damage when testing										Details of test instruments used (state serial and/or asset numbers)												
Location		Downstairs toilet		Smoke detectors if applicable										Continuity		MFT090209/9408										
Z _s at DB (Ω)		0.14												Insulation resistance		“										
I _{pf} at DB (kA)		0.78												Earth fault loop impedance		“										
Correct supply polarity confirmed		✓												RDC		“										
Phase sequence confirmed		NA		Earth electrode resistance		“																				
Tested by: Name: Ajvinder Singh												Test results														
Signature: A Singh Date: 5 January 2021												Ring final circuit continuity (Ω)			Continuity (Ω) (R ₁ +R ₂) or R ₂		Insulation Resistance Test Voltage	Insulation Resistance (MΩ)		Polarity	Z _s (Ω)	RCD		AFD	Remarks (continue on a separate sheet if necessary)	
Circuit details																										
		Protective device						Conductor details																		
Circuit no	Circuit description	BS (EN)	type	rating (A)	Breaking capacity (kA)	RCD I _{Δn} (mA)	Maximum permitted Z _s (Ω *)	Reference Method	Live (mm ²)	cpc (mm ²)	r ₁ (line)	r _n (neutral)	r ₂ (cpc)	(R ₁ + R ₂)	R ₂	V	Live – Live	Live – Earth		Maximum measured	Disconnection time (ms)	RCD test button operation	Manual /AFDD test button operation			
1	SPARE																									
2	SPARE																									
3	SOCKETS	60898	B	32	6	30	1.15	B	2.5	1.5	0.24	0.24	0.40	0.39	NA	500	200	200	✓	0.53	33	✓	✓			
4	SPARE																									
5	SPARE																									
6	SOCKETS	60898	B	16	6	30	2.30	B	2.5	1.5	0.29	0.29	0.48	0.61	NA	500	200	200	✓	0.75	33	✓	✓			
7	LIGHTS	60898	B	6	6	30	6.13	B	1.5	1.0	NA	NA	NA	1.29	NA	500	200	200	✓	1.43	33	✓	✓			
8	SHOWER	60898	B	32	6	30	1.15	B	6.0	2.5	NA	NA	NA	0.21	NA	500	200	200	✓	0.35	30	✓	✓			
9	SOCKETS	60898	B	20	6	30	1.84	B	2.5	1.5	0.30	0.30	0.50	0.64	NA	500	200	200	✓	0.78	30	✓	✓			
10	SPARE																									
11	LIGHTS	60898	B	6	6	30	6.13	B	1.5	1.0	NA	NA	NA	0.89	NA	500	200	200	✓	1.03	30	✓	✓			
12	LIGHTS	60898	B	6	6	30	6.13	B	1.5	1.0	NA	NA	NA	0.77	NA	500	200	200	✓	0.91	30	✓	✓			

* Where the maximum permitted earth fault loop impedance value stated in column 8 is taken from a source other than the tabulated values given in Chapter 41 of this Standard, state the source of the data in the appropriate cell for the circuit in the “Remarks” column (column 25) of the schedule.

CONDITION REPORT GUIDANCE FOR RECIPIENTS (to be appended to the Report)

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 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 intake equipment are encountered the inspector should advise the person ordering the work to inform the appropriate authority.
2. Older installations designed prior to BS 7671:2018 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.

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure.

Company / Installer		Job Address		Customer / Landlord	
Engineer	Ajvinder Singh	Name		Name	Sample Name
Company	Inspectify	Address	123 Any Street	Company	
Address	53		Any Town	Address	123 Any Street
	Shaw Road				Any Town
	Dudley				
	West Midlands	Post Code	AN1 1PC	Post Code	AN1 1PC
Post Code	DY2 8TP	Tel. No.		Tel. No.	
Tel No.	07920 291135				
Gas Safe No.	300451				
ID Card No.	4370400				

General Checks							
Mains water pressure:	2.5 bar	Flow rate	8 litres per minute	Adequate hot water:	Yes	Internal stopcock:	Kitchen – good condition

General					
	Item Inspected	Poor	Fair	Good	Comments
1	Washing Machine Plumbing checked for leaks			✓	
2	Dishwasher Plumbing checked for leaks			✓	
3	Hot Water Storage checked for functionality and general leaks			✓	
4	Cold Water Storage checked for functionality and general leaks			✓	
5	Outside Tap checked for functionality and general leaks			✓	

Kitchen					
	Item Inspected	Poor	Fair	Good	Comments
1	Basin taps checked for functionality			✓	
2	Waste outlets checked for functionality			✓	
3	Basin and waste outlet checked for functionality			✓	
4	Exposed pipework checked for functionality and general leaks			✓	

Utility					
	Item Inspected	Poor	Fair	Good	Comments
1	Basin taps checked for functionality			✓	
2	Waste outlets checked for functionality			✓	
3	Basin and waste outlet checked for functionality			✓	
4	Exposed pipework checked for functionality and general leaks			✓	

Toilet					
	Item Inspected	Poor	Fair	Good	Comments
1	Basin taps checked for functionality			✓	Toilet seat has broken off the hinges and become very loose, requires replacement
2	Toilet cistern and parts checked for functionality	✓			
3	Toilet pan and seals checked for functionality			✓	
4	Waste outlets checked for functionality			✓	
5	Basin and waste outlet checked for functionality			✓	
6	Exposed pipework checked for functionality and general leaks			✓	
Main Bathroom					
	Item Inspected	Poor	Fair	Good	Comments
1	Basin taps checked for functionality			✓	Poorly fitted, one tap is too tight against the tile for it to function properly
2	Bath taps checked for functionality	✓			
3	Shower cubicle checked for functionality				
4	Shower valve temperature checked for functionality and safety	✓			Shower unit and head leaking water – see notes below
5	Toilet cistern and parts checked for functionality			✓	
6	Toilet pan and seals checked for functionality			✓	
7	Waste outlets checked for functionality			✓	
8	Bath and waste outlet checked for functionality			✓	
9	Basin and waste outlet checked for functionality			✓	
10	Exposed pipework checked for functionality and general leaks			✓	
Ensuite Bathroom					
	Item Inspected	Poor	Fair	Good	Comments
1	Basin taps checked for functionality	✓			Poor hot water flow
2	Bath taps checked for functionality		✓		Average hot water flow
3	Shower cubicle checked for functionality			✓	
4	Shower valve temperature checked for functionality and safety			✓	
5	Toilet cistern and parts checked for functionality			✓	
6	Toilet pan and seals checked for functionality			✓	
7	Waste outlets checked for functionality			✓	
8	Bath and waste outlet checked for functionality			✓	
9	Basin and waste outlet checked for functionality			✓	
10	Exposed pipework checked for functionality and general leaks			✓	

Summary of Findings

Both stopcocks are in the kitchen. One turns off the water for the whole property and the other turns off the water for the extension part of the house. One of the bath taps in the main bathroom has been fitted too close to the tiles and this causes the tap to slide against the tile. It still works but this needs a mention. There is poor hot water flow to the ensuite bathroom basin tap. There is no extractor fan in the main bathroom. The main bathroom shower hose is leaking when turned on. The water leaking is quite excessive. Upon closer inspection, it looks like the incorrect hose has been used and there is not a tight seal at either end of the hose. Replacement recommended.

Signatures

Issued by:	Signed:	<i>A Singh</i>	Received by:	Signed:		Date	05-Jan-2021
Print Name		Ajvinder Singh	Print Name				

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure.

Company / Installer		Job Address		Customer / Landlord	
Engineer	Ajvinder Singh	Name		Name	Sample Name
Company	Inspectify	Address	123 Any Street	Company	
Address	53		Any Town	Address	123 Any Street
	Shaw Road				Any Town
	Dudley				
	West Midlands	Post Code	AN1 1PC	Post Code	AN1 1PC
Post Code	DY2 8TP	Tel. No.		Tel. No.	
Tel No.	07920 291135				
Gas Safe No.	300451				
ID Card No.	4370400				

Boiler Details					
Boiler Make / Model:	Vaillant ecoTEC	Age:	7 years old	Type:	Room sealed
				Location:	Landing

Functional Checks					
	Item Inspected	Poor	Fair	Good	Comments
1	Central Heating Pump			✓	
2	Heating Controls and Timer			✓	
3	Room Thermostat			✓	One for the underfloor heating and a separate one for the main central heating
4	Motorised Valve		✓		
5	Feed and Expansion Tank				NA
6	Drain off Valve	✓			No drain off valve fitted - making draining down the system a problem
7	Radiators	✓			Radiators not heating up adequately – see notes below
8	Thermostatic Radiator Valves			✓	
9	Exposed Pipework – Airing Cupboard				NA
10	Service Valves – Airing Cupboard				NA
11	Pipe Insulation – Airing Cupboard				NA

Safety Checks					
	Item Inspected	Poor	Fair	Good	Comments
1	Earth Bonding to Boiler		✓		Visually inspected, but unable to test integrity – see gas and electrical report
2	Boiler Overflow Pipe			✓	
3	Boiler Condense Pipe			✓	

Summary of Findings

The central heating was put on for around 30 minutes and tested to check if the radiators were heating up properly.

Conservatory – not working at all, valves were open but the radiator isn’t heating up at all.

Back bedroom – not working at all, valves were open but the radiator isn’t heating up at all.

Main bathroom – not working at all, valves were open but the radiator isn’t heating up at all.

The cold spots indicate that there is a build up of sludge which is common in older systems or newer systems that haven’t been cleaned properly when a new boiler is fitted. It usually builds up in the middle of the radiator towards the bottom. The way to get rid of the sludge is either a Magnacleanse or a Power Flush or removing each radiator individually and flushing though with water to release the build up. The central heating pipework is the less common 10mm (see photos) which is prone to leaks when water is flushed through at high pressure.

There is a room thermostat in the hallway but it’s hidden in a cupboard which makes it effectively redundant. It should be moved to an open space in the hallway so it can do it’s job and regulate the room temperature and turn off the heating when the required temperature is reached. The radiators have thermostatic radiator valves which allows individual control of each radiator. The foam jacket on the hot water cylinder is not adequately fitted / too small – this should be upgraded.

Signatures

Issued by:	Signed:	<i>A Singh</i>	Received by:	Signed:		Date	05-Jan-2021
Print Name		Ajvinder Singh	Print Name				

Inspectify
53 Shaw Road
Dudley
DY2 8TP
07920291135
aaardvark1412@gmail.com
www.gassafetycertificate.info

Estimate ID: EST-4669

Estimate Date Jan 08, 2021

RE: 123 Any Street

Dear Any Name,

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 be **£4255.00** inc VAT (which includes all parts and labour).

For details of works required at the above property, please see the comments on the following page.

Please note, some/all remedial work might not be safety related and therefore would be under 'recommended work' and be for your *consideration* only.

N.B. We do not undertake repair work of any kind, nor can we recommend contractors.

Yours sincerely,

A Singh

Ajvinder Singh

Inspectify
53 Shaw Road
Dudley
DY2 8TP
07920291135
aaardvark1412@gmail.com
www.gassafetycertificate.info

ADDRESSED TO

Sample Name
123 Any Street
Any Town
AN1 1PC

Estimate # **EST-4669**
Estimate Date **Jan 08, 2021**

JOB ADDRESS

123 Any Street
Any Town
AN1 1PC

DESCRIPTION	UNITS	UNIT PRICE	AMOUNT (GBP)
Remedial works for all electrical faults identified	1.00	£460.00	£460.00
Magnacleanse of whole central heating system	1.00	£500.00	£500.00
Replace bath tap(s)	1.00	£200.00	£200.00
Supply & fit new boiler including vertical flue	1.00	£2500.00	£2500.00
Supply & fit extractor fan in main bathroom	1.00	£300.00	£300.00
New foam jacket for cylinder (DIY fit)	1.00	£20.00	£20.00
Supply & fit new toilet seat	1.00	£50.00	£50.00
Supply & fit new shower hose	1.00	£75.00	£75.00
Move stat or upgrade to smart thermostat (+£140)	1.00	£60.00	£60.00
Fit drain off valve	1.00	£90.00	£90.00

PAYMENT TERMS

NA

BANK DETAILS

Ajvinder Singh
Bank
Lloyds
Account
Number
65384768
Sort Code
308458

Total £4255.00

Amount (GBP) £4255.00

Company / Installer

Engineer	Ajvinder Singh
Company	Inspectify
Address	53 Shaw Road
	Dudley
	West Midlands
Post Code	DY2 8TP
Tel No.	07920 291135
Gas Safe No.	300451
ID Card No.	4370400

Job Address

Name	
Address	123 Any Street
	Any Town
Post Code	AN1 1PC
Tel. No.	

Customer / Landlord

Name	Sample Name
Company	
Address	123 Any Street
	Any Town
Post Code	AN1 1PC
Tel. No.	

Accompanying Photos

Description: Gas meter inaccessible



Description: Individual socket test



Accompanying Photos

Description: Log burner – CO alarm in this room advised



Description: Foam jacket needs replacing



Description: Bathroom tap (1)



Description: Bathroom tap (2)



Accompanying Photos

Description: Broken light fitting (1)



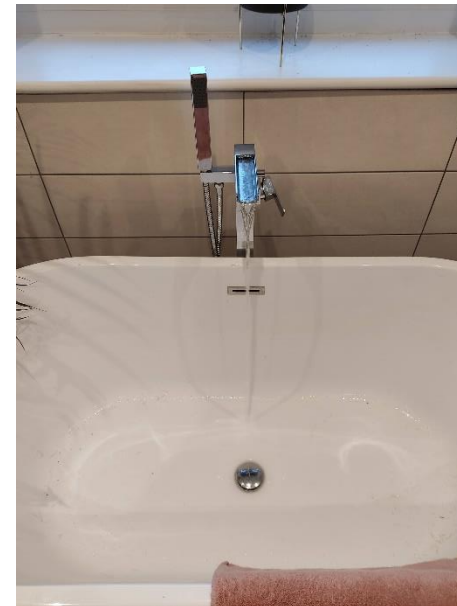
Description: Broken light fitting (2)



Description: Low water pressure



Description: Low water pressure



Accompanying Photos

Description: 10mm pipework



Description: Water flow rate



Description: Mains water pressure

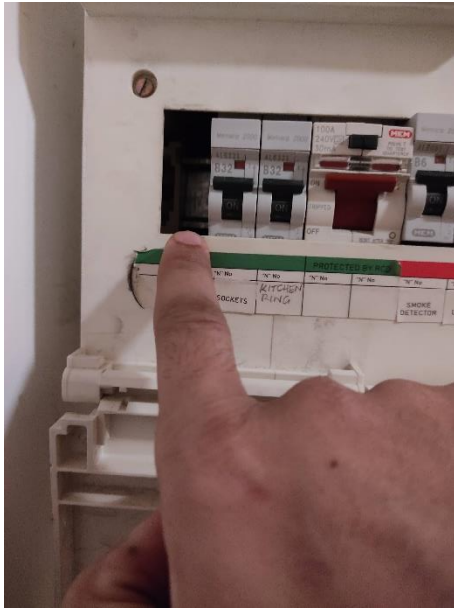


Description: Flue not adequately supported



Accompanying Photos

Description: Missing blank – access to live parts



Description: Water flow rate



Description: Room thermostat inside cupboard



Description: Toilet seat needs replacing

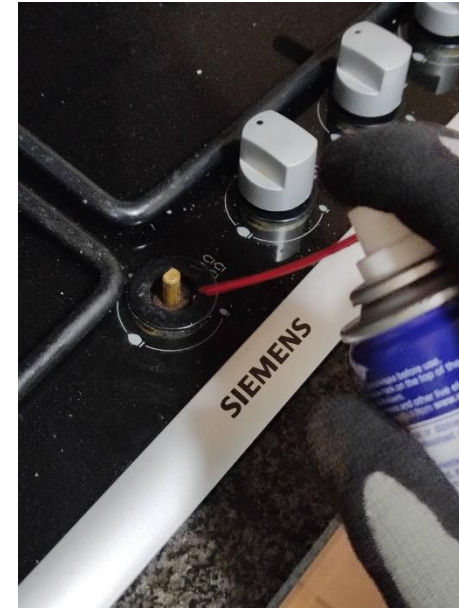


Accompanying Photos

Description: CO alarm tested using real CO



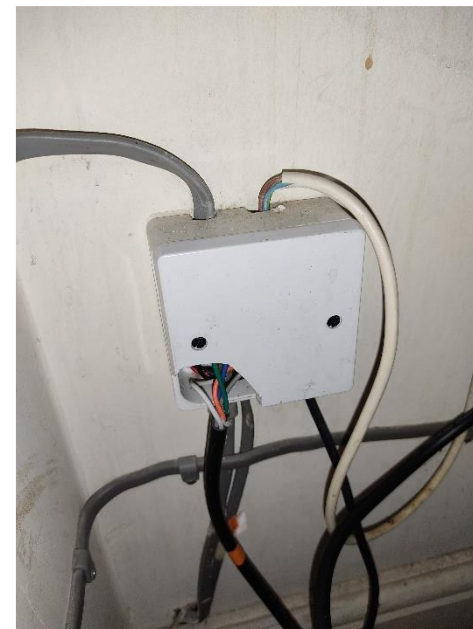
Description: Sticky ignition fixed with WD40



Description: Loose cabling



Description: Broken socket



Accompanying Photos

Description: Leaking shower



Description: Leaking boiler (1)



Description: Leaking boiler (2)



Description: Smoke alarm tested using real smoke

