Electrical Installation Condition Report

Requirements for Electrical Installations - BS 7671:2018+A2:2022
(IET Wiring Regulations 18th Edition)

Guidance for recipients:

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

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.

3. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.

4. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner / occupier with details of the condition of the electrical installation at the time the Report was issued.

5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (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 or persons competent in electrical installation work undertakes the necessary remedial work immediately.

8. For items classified in Section K as **C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk** and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

9. Where it has been stated in Section K that an observation requires further investigation **code FI** the inspection has revealed an apparent deficiency which may result in a code C1 or C2 could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. 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 (where required).

11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. **For safety reasons it is important that this instruction is followed.**

12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.

13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.

14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR 1290900001187

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations
BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)

NAPIT

A. Details of the Installation

Client	mrs potter	Installation	flat 2
Address	17 West Bank YORK	Address	3a Goodramgate YORK
Postcode	YO24 4ES	Postcode	YO1 7LJ

B. Reason for Producing this Report

This form is to be used only for reporting on the condition of an existing installation.

landlords safety certificate

Date(s) on which the inspection and testing were carried out 09/09/2022 to 09/09/2022

C. Details of Installation which is the Subject of this Report

Description of premises Domestic ☑ Commercial ☐ Industrial ☐ Other (please specify)

Estimated age of the wiring system years

Evidence of alterations or addition Yes ☐ No ☑ Not apparent ☐ if 'Yes', estimated years

Records of installation available Yes ☐ No ☑ Records held by

Date of last inspection 28/08/2017 Electrical Installation Certificate No. or previous Inspection Report No.

D. Extent of Electrical Installation Covered by this Report:

visual and electrical test

Agreed Limitations and Operational Limitations (Regulations 653.2)

no l/n insulation test

Agreed with: owner Extent of Termination Sampling: 10%

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations) amended to 2020

It should be noted that cables concealed within trunkings 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.

E. Summary of the Condition of the Installation

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

Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY** ☑ ***UNSATISFACTORY** ☐

good

*An UNSATISFACTORY assessment indicates that dangerous (code C1), or potentially dangerous (code C2) conditions have been identified

F. Recommendations

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY I/we recommend that any observations classified as 'Danger present' (code C1) or 'Potential 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 by 09/09/2027 (date) for the following reasons:

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	Authorised for issue by
Company	Nik J Stokes	Name:	nik stokes	nik stokes
Address	58 Carnot Street, York, North Yorkshire	Signature:	*nik stokes*	*nik stokes*
Postcode	YO26 4YY			
Branch No.		Position:	electrician	electrician
Scheme No.	12909	Date:	09/09/2022	09/09/2022

H. Schedule(s)

1 schedule(s) of inspection and 1 schedule(s) of Circuit Details and 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.

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I. Supply Characteristics and Earthing Arrangements

Earthing Arrangements TN-S ☐ TN-C-S ☑ TT ☐ Other ☐ Please specify

Number & Type of live conductors AC ☑ DC ☐ No. of phases 1 No. of wires 2

Nature of Supply Parameters (Note: (1) by enquiry, (2) by enquiry or by measurement)

Nominal voltage, U/U_0 (1) 230 v Nominal frequency, f(1) 50 H_z Confirmation of supply polarity ☑

Prospective fault current, I_{pf} (2) 1921 kA External loop impedance, Z_e (2) 0.08 Ω

Supply Protective Device BS (EN) 1361 Type 2 Rated Current 80 A

No. of Additional Supplies

J. Particulars of Installation Referred to in this Report

Means of Earthing

Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc)

Distributors facility ☑ Installation Earth Electrode ☐

Location Electrode resistance to earth Ω Maximum Demand (load) 80 Amps ☐ KVA ☐

Main Protective Conductors	**Material**	**csa**		(✓) **or Value**		(✓) **or Value**	
Earthing Conductor	Copper	10	mm²	Continuity Verified ☐	Ω	Connection Verified ☑	Ω
Protective Bonding Conductor	Copper	10	mm²	Continuity Verified ☐	Ω	Connection Verified ☑	Ω

	Material	**csa**		**(connection / continuity)**	(✓) **or Value**		(✓) **or Value**	
Main Supply Conductor			mm²	Water installation	☑ Ω	To structural steel	☐ Ω	
Main Switch Location	hall cupboard			Gas installation pipes	☑ Ω	To lightning protection	☐ Ω	
Fuse/device rating or setting	100 A	Voltage rating	230 V	Oil installation pipes	☐ Ω	Other	☐ Ω	
If RCD main switch:	Rated residual operating current I Δn		mA					

BS(EN) 60947-3 No. of Poles 2 Current Rating 100 A Rated time delay ms Measured operating trip time ms

K. Observations

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing Section D.

☑ No remedial work required

☐ The following observations are made

Explanation of codes

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

Item No.	Observations	Code

One of the following codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets 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	

ELECTRICAL INSTALLATION CONDITION REPORT - Schedule of Inspections

for Domestic and Similar Premises up to 100 A

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Outcomes

Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:	Inadequacies: (Items 1.1 - 1.1.5 Only)
✓	C1 or C2	C3	FI	NV	L	N/A	✗

In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report.

Item No.	Description	Outcome
1.0 INTAKE EQUIPMENT (VISUAL INSPECTION ONLY);		
1.1	Service cable	✓
1.1.1	Service head	✓
1.1.2	Earthing arrangement	✓
1.1.3	Meter tails	✓
1.1.4	Metering equipment	✓
1.1.5	Isolator (where present)	N/A
1.1.6	Person ordering work/dutyholder notified (Delete as appropriate) NOTE 1 Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. NOTE 2 For this section only, where inadequacies are found, an X should be put against the appropriate item and a comment made in Section K	✓
1.2	Consumer's Isolator (where present)	✓
1.3	Consumer's meter tails	✓
2.0 Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)		
2.1	Presence of adequate arrangements where generator to operate as a switched alternative (551.6)	N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
3.0 EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)		
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1: 542.1.2.2)	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET arrangement (543.3.2)	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1: 543.3.2)	✓
4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	✓
4.2	Security of fixing (134.1.1)	✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
4.6	Presence of main linked switch (as required by 462.1.201)	✓
4.7	Operation of main switch(es) (functional check) (643.10)	✓
4.8	Manual operation of circuit-breakers and RCDs and AFDDs to prove functionality (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, where required (514.12.2)	✓
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
4.12	Presence of of other required labelling (please specify) (Section 514)	✓
4.13	Compatibility of protective devices, bases and other components; correct type and rating, (No signs of unacceptable thermal damage, arcing or overheating) (411.4; 411.5; 411.6; Sections 432,433)	✓
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A
4.17	RCD(s) provided for fault protection -includes RCBO(s) (411.4.204; 411.5.2; 531.2)	✓
4.18	RCD(s) provided for additional protection/requirements - includes RCBO(s) (411.3.3; 415.1)	✓
4.19	Confirmation of indication that SPD is functional (651.4)	N/A
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
5.0 FINAL CIRCUITS		
5.1	dentification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	NV
5.3	Condition of insulation of live parts (416.1)	✓

5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1). To include in the integrity of conduit and trunking systems (metallic and plastic)	NV
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.0 FINAL CIRCUITS CONT		
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1: Section 543)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	✓
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)	NV
5.12 PROVISION OF ADDITIONAL REQUIREMENTS FOR RCD NOT EXCEEDING 30 mA:		
5.12.1	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓
5.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓
5.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓
5.12.6	For lighting that is accessible to the public (714.411.3.4)	✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A
5.17 TERMINATION OF CABLES AT ENCLOSURES - INDICATE EXTENT OF SAMPLING IN SECTION D OF THE REPORT (SECTION 526)		
5.17.1	Connections soundly made and under no undue strain (526.6)	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	✓
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2 (v))	✓
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14; 530.3.3)	✓
6.0 LOCATION(S) CONTAINING A BATH OR SHOWER		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	✓
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	✓
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	✓
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)	✓
7.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)	✓
8.0 PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)		
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	N/A

9.0 Schedule of Tests

Results to be recorded on Schedule of Test Results

9.1	External earth loop impedance, Z_e	Yes
9.2	Installation earth electrode	N/A
9.3	Prospective fault current, I_{pf}	Yes
9.4	Continuity of Earth Conductors	Yes
9.5	Continuity of Circuit Protective Conductors	Yes
9.6	Continuity of ring final circuit	Yes
9.7	Continuity of Protective Bonding Conductors	Yes
9.8	Volt drop verified	Yes

9.9	Insulation Resistance between Live Conductors	N/A
9.10	Insulation Resistance between Live Conductors & Earth	Yes
9.11	Polarity (prior to energisation)	Yes
9.12	Polarity (after energisation) including phase sequence	Yes
9.13	Earth Fault Loop Impedance	Yes
9.14	RCDs/RCBOs including selectivity	Yes
9.15	Functional testing of RCD devices	Yes
9.16	Functional testing of AFDD(s) devices	N/A

Inspector's Name: nik stokes

Signature: *nik stokes*

Date: 09/09/2022

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

for Domestic and Similar Premises up to 100 A

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Client Name	mrs potter	**Installation Address**	flat 2, 3a Goodramgate, YORK
Client Address	17 West Bank YORK	**Postcode**	YO1 7LJ
Client Postcode	YO24 4ES		

Distribution board details - Complete in every case

SPD Details: Type(s)* T1 ☐ T2 ☐ T3† ☐ N/A ☐

Location: hall cupboard
Designation: DB1
No. of ways: 6

Complete only if the distribution board is not connected directly to the origin of the installation

Overcurrent protective device for the distribution circuit: Supply to distribution board is from

No. of phases | BS(EN) | Type | Rating A

Nominal voltage V | RCD BS(EN) | Type | Rating | IΔn mA

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method :j:	No. of points served	Circuit conductors csa (mm²) L / N	Circuit conductors csa (mm²) CPC	Maximum disconnection time (BS 7671) (S)	Overcurrent protective devices BS EN Number	Overcurrent protective devices Type No.	Overcurrent protective devices Rating (A)	Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD BS EN Number	RCD Type No.	RCD IΔn (mA)	RCD Rating (A)
1	Lights	A			1	1	0.4	60898	B	6	6	5.82	61009	b	30	63
2	Central Heating	A			2.5	1.5	0.4	60898	B	6	6	5.82	61009	b	30	63
3	Immersion Heater	A			2.5	1.5	0.4	60898	B	16	6	1.75	61009	b	30	63
4	Socket ring circuit	A			2.5	1.5	0.4	60898	B	32	6	1.10	61009	b	30	63
5	Cooker	A			6	2.5	0.4	60898	B	32	6	1.10	61009	b	30	63
6	Spare															

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
t Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
:j: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
§ Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

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Client Name	mrs potter	**Installation Address**	flat 2, 3a Goodramgate, YORK
Client Address	17 West Bank YORK	**Client Postcode**	YO24 4ES
		Installation Postcode	YO1 7LJ

Distribution board details - Complete in every case

Location: hall cupboard
Designation: DB1
No. of ways: 6 ☑ Supply polarity confirmed ☐ Phase sequence confirmed
No. of phases: SPD: ☐ Operational status confirmed ☐ Not applicable

Complete only if the distribution board is not connected directly to the origin of the installation

Associated RCD (if any): BS (EN):
Z_{db}: Ω Operating at IΔn: ms
I_{pf}: kA No. of poles: Time delay (if applicable):

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω: Ring final circuits only r1	rn	r2	Fig 8 check (✓)	R1R2 or R2: R1 + R2	R2	Insulation resistance (Record lower reading): Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)	Polarity (✓)	Max. Measured Zs (Ω)	RCD testing: All RCDs IΔn ms	Manual test button operation: RCD (✓)	AFDD (✓)
1				✓	0.87		500		>200	✓	0.95		N/A	N/A
2				✓			500		>200	✓			N/A	N/A
3				✓			500		>200	✓			N/A	N/A
4	0.09	0.09	0.32	✓	0.19		500		>200	✓	0.27	29	✓	N/A
5				✓	0.21		500		>200	✓	0.29	30	✓	N/A
6				N/A						N/A			N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing: none

Date(s) dead testing: 09/09/2022 To: 09/09/2022
Date(s) live testing: 09/09/2022 To: 09/09/2022

Test instrument serial number(s)

Loop impedance: 8250579 Insulation resistance: 8250579 Continuity: 8250579 RCD: 8250579 E/Electrode:

Tested by: Name (capital letters): NIK STOKES Signature: *nik stokes*

Position: electrician Date: 09/09/2022