REPORT

ELECTRICAL INSTALLATION CONDITION REPORT

REPORT No: EICR-20250704111419

This report documents an accurate assessment of the condition of the electrical installation and whether it is fit for continued service in accordance with BS7671:2018+A3:2024 (18th Edition)

18 Brentwood Cresent
York
YO10 5HU

The following work was carried out at the address above

33% of fixed wire installation and 20% visual inspection of accessories.

And was deemed to be:

SATISFACTORY

Company issuing this Report

Deighton Electrical Services
22 Witham Drive, Huntington
York
North Yorkshire
YO329YD
07979745340
info@deighton-electrical.co.uk

Issued on

04/07/2025

Inspected by	Reviewed by
Jack Coates	Jack Deighton

Recommended re-test

04/07/2030

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Deighton ELECTRICAL SERVICES

REPORT NO: EICR-20250704111419

ELECTRICAL INSTALLATION CONDITION REPORT

Requirements for electrical installations (BS7671:2018+A3:2024 (18th Edition) IET Wiring Regulations)

DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Client name
Mr North

Address
24 The Avenue

Town
Haxby

County
-

Postcode
YO32 3EQ

Telephone
-

Mobile
-

Email
-

REASONS FOR PRODUCING THIS REPORT

Reasons for producing this report
Safety assessment requested by the client.

Date inspection carried out
04/07/2025

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier name
-

Address
18 Brentwood Cresent

Town
York

County
-

Postcode
YO10 5HU

Telephone
-

Evidence of additions/alterations
☐ Yes | ☑ No | ☐ Not apparent

If yes, estimated age of alterations
- Years

Estimated age of the installation
- Years

Date of previous inspection
Unknown

Description of premises
☑ Residential | ☐ Commercial | ☐ Industrial | ☐ Other
-

Installation records available
☐ Yes | ☐ No (Regulation 651.1)

Records held by
-

Previous report/certificate no
-

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report
33% of fixed wire installation and 20% visual inspection of accessories.

The inspection and testing in this report and accompanying schedules have been carried out in accordance with BS7671:2018+A3:2024 (18th Edition) 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.

Agreed & Operational limitations including the reasons (See Regulation 653.2) **Agreed with** -

Number	Type	Limitation description

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 as described above.

Overall assessment of the installation in terms of its suitability for continued use: **SATISFACTORY**

Inspected and tested by

Name: Jack Coates
Signature: 
Position: Electrician
Date: 04/07/2025

Report authorised by

Name: Jack Deighton
Signature: 
Position: Qualified Supervisor
Date: 04/07/2025

NEXT INSPECTION

I / We, recommend that this installation is further inspected and tested no later than 04/07/2030

SCHEDULE(S)

1 schedule(s) of inspection and 1 schedule(s) of test results are included in this report.

OBSERVATIONS AND RECOMMENDATIONS

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

C1	C2	C3	FI	N/A	N/V	X
0 item(s)	0 item(s)	3 item(s)	0 item(s)	0 item(s)	0 item(s)	0 item(s)
Danger present, risk of injury, immediate remedial action required	Potentially dangerous - urgent remedial action required	Improvement recommended	Further investigation required without delay	Not applicable	Not verified	See Notes for recipients

☑ The following observations and recommendations have been made

Item no	Inspection schedule item no	Observations and recommendations	Location	DB-Circuit / reference	Code
1	4.4	Consumer unit is not metal or installed in a non-combustible cabinet, showing NO signs of thermal damage, located under a wooden or combustible public stairwell forming part of an escape route from a dwelling area. See Regulation 421.1.201.			C3
2		Different Manufacturer of circuit breakers used			C3
3		Cracked lightswitch in bed 3 however no access to live parts			C3

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

-

Where the overall assessment of the suitability of the installation for continued use below 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.

Overall assessment of its suitability for continued use **SATISFACTORY**

Report produced by electraform based on the MODEL FORM from BS7671:2018+A3:2024 (18th Edition)

REPORT NO: EICR-20250704111419

DETAILS OF THE COMPANY

Trading title	**Postcode**	**Company email**
Deighton Electrical Services	YO329YD	info@deighton-electrical.co.uk
Address	**Telephone no**	**Website**
22 Witham Drive, Huntington	07979745340	www.deighton-electrical.co.uk
Town	**Mobile number**	
York	07979745340	
County	**Enrolment no**	
North Yorkshire	-	

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements

TN-S	✓
TN-C-S	
TN-C	
TT	
IT	

Number and type of live conductors

a.c.	✓		d.c.		
1-phase (2 wire)	✓	1-phase (3 wire)		2 pole	
2-phase (3 wire)				3 pole	
3-phase (3 wire)		3-phase (4 wire)		Other	

Nature of supply parameters

Nominal voltage - U	240	V	Uo	240 V
Nominal frequency - f	50	Hz	No of supplies	-
PFC - Ipf	0.62	kA	Supply polarity confirmed	✓
Earth loop impedance - Ze	0.39	Ω		

Supply Protective Device

BS(EN)	1361-II
Type	II
Short circuit capacity (kA)	33
Rated current (A)	UNKNOWN

PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing

Distributor's facility	✓
Earth electrode	

Details of installation earth electrode (where applicable)

Type: eg rod, tape	N/A	Resistance to earth	N/A Ω
Location	N/A	Method of measurement	N/A

Main switch / switch fuse /circuit breaker / RCD

Type BS(EN)	60947-2	Voltage rating	240 V
No of poles	2	Rated current - In	100 A
Conductor material	Copper	Fuse/device rating or setting	- A
Conductor csa (mm^2)	16	RCD operating current, In	- mA
RCD time delay (ms)	- ms	RCD operating time at IΔn	- ms

Earthing conductor

Conductor material	Copper
Conductor csa (mm^2)	16
Continuity check	✓

Main protective bonding conductors

Conductor material	Copper
Conductor csa (mm^2)	10

Bonding of extraneous conductive parts

Water	✓	Gas	✓
Oil	-	Structural steel	-
Lightning protection	-	Other services	-

Location of main switch

BONDING OUTCOMES	Pass ✓	Fail ✗	Non existent ✗	No access	Not continuous	Limitation LIM	Not applicable N/A

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SCHEDULES OF INSPECTION

Acceptable condition	✓	*Unacceptable condition*	C1	C2	*Improvement recommended*	C3	*Further investigation*	FI	*Not verified*	N/V	*Lim*	LIM	*Not applicable*	N/A

Item No	DESCRIPTION	OUTCOME *See codes above*
1.0	**EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)**	
1.0	**INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)** An outcome against an item in this section, other than access to live parts, should NOT be used to determine the overall outcome.	
1.1	- Service cable - Service head - Earthing arrangement - Meter tails - Metering equipment - Isolator (where present) **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 duty holder 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 the Observations and Recommendations section.	
	Person ordering work / duty holder notified (YES / NO / N/A)	
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)**	
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)	
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 (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)	C3
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	
4.6	Presence of main linked switched (as required by 462.1.201)	
4.7	Operation of main switch (functional check) (643.10)	
4.8	Manual operation of circuit breakers and RCD's 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)	
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	
4.12	Presence of other required labelling (please specify) (Section 514)	

Item No	DESCRIPTION	OUTCOME *See codes above*
cont'd	**CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)**	
4.13	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)	
4.14	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 (132.14.1; 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)	
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	
4.18	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	
4.19	Confirmation of indication that SPD is functional (651.4)	
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)	
4.22	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)	
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	C3
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 the integrity of conduit and trunking systems (metallic and plastic)*	
5.4.1	To include the integrity of conduit and trunking systems (metal and plastic) ** 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 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 Extent and limitations) (522.6.202)	
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and limitations) (522.6.204;)	
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA	
	* for all socket outlets of rating 32A or less, unless an exception is permitted (411.3.3)	
	* for supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	
	* for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	
	* for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	
	* for final circuits supplying luminaires within domestic (household) premises (411.3.4)	

Item No	DESCRIPTION	OUTCOME *See codes above*
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	
5.14	Band II cables segregated/separated from Band I cables (528.1)	
5.15	Cables segregated/separated from communications cabling (528.2)	
5.16	Cables segregated/separated from non-electrical services (528.3)	
5.17	Termination of cables at enclosures - indicate extent of sampling in Extent of Limitations of the report (Section 526)	
	* Connections soundly made and under no undue strain (526.6)	
	* No basic insulation of a conductor visible outside enclosure (526.8)	
	* Connections of live conductors adequately enclosed (526.5)	
	* 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 (621.2 (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 (132.14.1; 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 (704.411.3.3)	
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	
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)	
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5m from zone (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 control-gear 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**	

Inspected by

Name (Capitals)	Signature	Date
-		-

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DB-1 - Garage - (Wylex) (10 ways)

Applies in every case				Characteristics at this board	
DB name	DB-1	Supplied from	Origin	Supply polarity confirmed	✓
Location	Garage	No of circuits	10	No of phases	1
				Phase sequence confirmed	N/A

SPD Details	Type T1	N/A	Type T2	N/A	Type T3	N/A	SPD Operation status confirmed	N/A

Overcurrent protective device for the supply circuit

BS(EN) 1361-II | Rating (A) - | Voltage Rating (V) -

Measurements at this board

Zs (Ω) 0.39 | Ipf (kA) 0.62 | IΔn (ms) N/A

CIRCUIT DETAILS

					Conductors			Overcurrent devices					RCD	
Cct No	Designation	No of points	Wiring type	Ref method	Live (mm^2)	cpc (mm^2)	Dis time (s)	BS(EN)	Rating (A)	Short circuit (kA)	Voltage Rating (V)	Max Zs (Ω)	RCD type	IΔn (mA)
1	Lights	1	A	100	1	1	0.4	61009-C	6	6	230	2.91	A	30
2	Cooker	1	A	100	6	2.5	0.4	60898-B	40	6	230	0.88	AC	30
3	Radial	1	A	100	2.5	1.5	0.4	60898-B	16	6	230	2.2	AC	30
4	Lights	1	A	100	1.5	1	0.4	60898-B	6	6	230	5.87	AC	30
5	Radial	1	A	100	2.5	1.5	0.4	60898-B	16	6	230	2.2	AC	30
6	Radial	1	A	100	2.5	1.5	0.4	60898-B	16	6	230	2.2	AC	30
7	Ring final	1	A	100	2.5	1.5	0.4	60898-B	32	6	230	1.10	AC	30
8	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Lights	1	A	100	1.5	1	0.4	60898-B	6	6	230	5.87	AC	30

TEST RESULTS DB-1 - Garage - (Wylex 10 ways)

		Ring final circuits (measured end to end)			At least one column to be completed		Insulation resistance						RCD		AFDD	
Cct No	Designation	(r1) (Ω)	(rn) (Ω)	(r2) (Ω)	R1+R2 (Ω)	R2 (Ω)	IR Test voltage (V)	L-L (MΩ)	L-E (MΩ)	Polarity	Meas Zs (Ω)	Meas kA	RCD at IΔn (ms)	RCD Test button	AFDD Test button	Circuit vulnerable to test
1	Lights	-	-	-	1.17	-	250	-	142	✓	1.59	6	28	✓	N/A	No
2	Cooker	-	-	-	0.18	-	250	-	2	✓	0.55	6	36	✓	N/A	No
3	Radial	-	-	-	0.17	-	250	-	2	✓	0.60	6	36	✓	N/A	No
4	Lights	-	-	-	0.68	-	250	-	2	✓	1.10	6	36	✓	N/A	No
5	Radial	-	-	-	0.25	-	250	-	2	✓	0.59	6	36	✓	N/A	No
6	Radial	-	-	-	0.41	-	250	-	2	✓	0.82	6	36	✓	N/A	No
7	Ring final	0.25	0.25	0.36	0.15	-	250	-	7	✓	0.59	6	20	✓	N/A	No
8	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Lights	-	-	-	1.12	-	250	-	7	✓	1.54	6	20	✓	N/A	No

ENGINEER AND TEST INSTRUMENTS FOR DB-1 - Garage

MFT - **Continuity** - **Ins res** - **EFLI** - **RCD** -

Tested by Jack Coates  **Date** 04/07/2025

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 Report is to confirm, as far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service *(see SUMMARY OF THE CONDITION OF THE INSTALLATION)*. The Report should identify any damage, deterioration, defects, and / or conditions which may give rise to danger *(see OBSERVATIONS AND RECOMMENDATIONS)*.
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 this Report without watermarks and the inspector / company should have retained a duplicate.
4. This 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. The *EXTENT AND LIMITATIONS* section 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 the *EXTENT AND LIMITATIONS* section.
7. For items classified in the *OBSERVATIONS AND RECOMMENDATIONS* section 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 the *OBSERVATIONS AND RECOMMENDATIONS* section 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 the *OBSERVATIONS AND RECOMMENDATIONS* section 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 SUMMARY OF THE CONDITION OF THE INSTALLATION)*).
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 can be found in the DECLARATION section of the Report.
11. **INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)**
    EXPLANATION OF CLASSIFICATION CODE X
    An outcome against an item in this section, other than access to live parts, should NOT be used to determine the overall outcome.

    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 duty holder 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 the Observations and Recommendations section.
12. Where the installation includes a Residual Current Device (RCD) it should be tested 6 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.**
13. Where the installation includes an Arc Fault Detection Device (AFDD) having a manual test facility it should be tested 6 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.
14. 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 this safety instruction is followed.**
15. 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.

CODES FOR TYPE OF WIRING								
A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**O (Other)**
Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic / SWA cables	Thermosetting / SWA cables	MICC cables	Other cable types not listed here
FP	**TR**	**HT**	**SY**	**YY**	**CY**	**VIR**		
FP 200 - standard fire resistant cable	Tri-rated - BS 6231 high temperature - flame retardant cable	Hi Tuff - waterproof with a tough PVC sheathing for outdoor use	SY cable - flexible instrumentation cable with a galvanised steel wire braid	YY cable - flexible instrumentation cable	CY cable - flexible instrumentation cable with a tinned copper wire braid and a PETP separator	VIR - Vulcanised Indian Rubber cable - no longer manufactured		